

Madison-Miller Planning Area

East Madison Business District Land Use & Zoning Analysis

Introduction

Purpose

This study examines existing land use and zoning, along with Central Area Action Plan strategies for the East Madison Business District to serve as the framework for neighborhood, City department, property owner, and other interested party discussions. This study provides an objective view of land use and zoning for an area along East Madison Street between 19th and 23rd Avenue East to help guide these discussions.

Study Questions

This Study seeks to answer several questions:

1. Is existing zoning in the East Madison Business District consistent with the characteristics of existing and new development?
2. What zoning designations are appropriate to consider to meet the vision and goals of the Central Area Action Plan II for the East Madison Business District?
3. Which zoning designations are experiencing the most change, and how?
4. What types of zoning changes might better match existing and new development character and the neighborhood plan's goals and vision for the area?

Study Area

To effectively answer these questions, a reasonable area of study must be established. As this study focuses on the East Madison Business District, it is appropriate to examine areas within the zoning boundaries along Madison Street between 16th and 23rd Avenue East. The study area also includes several adjacent blocks, as the zoning designations for these areas must be compatible.

Study Methodology

This study examines the areas within each zoning designation to determine how well the area's characteristics match the zone's functional and location criteria. Based on this examination and the goals and vision of the neighborhood plan, potential changes in zoning are recommended for further evaluation. General Rezone Criteria listed in section 23.24.008 of the Seattle Municipal Code is used to evaluate any potential changes.

Background

Many neighborhood plans were adopted in the late 1990's with goals amended into the Comprehensive Plan. Most neighborhood plans recommended changes in zoning, and during the planning process, DCLU performed rezone analysis for these neighborhoods. Because of the

sheer volume of work, many neighborhood plans did not have analyses performed and many deferred zoning actions for later study.

The Madison Miller neighborhoods is currently experiencing rapid changes with increased development activity consistent with citywide growth and development. Along with several unresolved zoning issues and the timing of other neighborhood planning implementation activities, this study will help the Madison Miller neighborhood meet their goals for the East Madison Business District.

Part I: Analysis of Existing Conditions and Neighborhood Plan Goals

Part I of this analysis looks at neighborhood plan goals, compares existing conditions to zoning function and locational criteria to identify gaps, and then makes recommendations for further analysis in Part II based on these factors.

What are the goals for the area?

According to the *Central Area Action Plan II*, “The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services.”

The plan lists several components to help meet this goal, including:

“investing in necessary streetscape and street capital improvements to create a pedestrian-oriented character, exploring the potential for an incentive-based East Madison ‘economic opportunity area’, approval of recommended land use and zoning changes, implementation of community-based amenity projects, and reinvigorating an overall sense of community and pride of place in Madison-Miller.”

The *Central Area Action Plan II* specifically discussed six proposed rezone actions. Only one of the six was implemented – a rezone from L3 to NC2/R-40 to extend the business district north from Madison Street along 19th Ave. Other deferred proposals include:

- changing a half-block from L3 to NC3-65 to spur redevelopment,
- reducing NC3-85 to NC3-65 for consistent building heights along Madison Street,
- changing L2 on the east side of 23rd Ave E to L3,
- increasing NC2-40 to NC3-65 to increase redevelopment potential of properties along the north side of East Olive Street, and
- increasing some SF5000 parcels to NC2-40 south of East Olive Street to increase commercial capacity.

The Plan also lists several area-wide land use recommendations, including one specifically pertaining to residential small lot zoning:

LU-3.4.1 Residential Small Lot Zoning. The Housing Element contains recommendations related to the use of Residential Small Lot (RSL) zoning designation to provide for the potential of

nominally increasing existing densities, promoting better economic use of property, and encouraging “low-impact” redevelopment of low-density multifamily zones currently developed as single family. The reference here has been made to ensure land use goals support housing objectives.

Additionally, the economic development policies of the *Central Area Action Plan II* include:

ED-5.4.3 Focus the City’s economic development resources toward primary business districts. Create a proactive program to develop the Central Area by implementing strategies that permit each node to foster its unique character by working with the viable Central Area CDCS, private developers and node planning groups. Strategies could include increased public transportation connection between and to city/regional transit systems, land use and zoning flexibility (with community review and input), increased residential density, creative parking solutions, etc.

23rd and Madison Node -The Destination/Entertainment Center. Seek entertainment facilities (e.g. Arts complex), destination retail (upscale, grocery restaurant, etc.), convention and conference facilities and other like businesses. Encourage increased housing density in and around the commercial area.

Further, the Plan’s Housing element contains two actions and policies relating to zoning in the area:

6.6 Encourage Market Rate Housing

ACTION – Tools for Moderate-Cost, Owner-Occupied Housing. Use zoning and community/design review and negotiation to encourage flexible, higher-density land uses, and streamline permitting process, in order to secure cost-savings that are passed on as moderate priced, owner-occupancy residential development.

H-6.6.8 Zoning Amendments. Increase zoning designations in some areas to accommodate greater densities, to recognize existing densities, or to provide greater housing density around commercial districts, after a community process and approval for such changes.

H-6.6.9 Residential Small Lot Potential. Support zoning within the urban village boundaries for bungalow courts, small lot zoning, and tandem housing, as long as single-family design styles are maintained.

6.7 Support for Seniors

ACTION – Develop housing programs that support independence for the Central Area’s elder population.

H-6.7.4 Zoning Amendments. Change zoning in some areas to promote smaller residential options such as bungalow courts, ADUs, tandem housing, and small lot zoning.

Neighborhood Plan Summary

Given these goals and policies pertaining to land use, three major points may be drawn from the *Central Area Action Plan II*:

- 1. Emphasizing the revitalization of the area along E Madison Street as a regional commercial destination;**
- 2. Increasing housing options and residential densities near the commercial area; and**
- 3. Maintaining and enhancing the physical character of the area, including the pedestrian environment.**

These points will be taken into consideration when formulating alternatives based on the analysis that follows.

Analysis

What is the area like now, and does zoning match the existing characteristics?

Based on General Rezone Criteria “Match Between Zone Criteria and Area Characteristics”, this section compares and contrasts zoning designations to existing conditions and newer development

It is important to note that a particular zoning designation will infrequently provide a perfect match between the existing characteristics of a given area and the locational criteria of the Land Use Code, especially in places where the zoning has changed over time, or where neighborhood plans have changed zoning. When making land use change decisions, the land use code’s locational criteria and the area’s character need to be carefully weighed and balanced with the overall vision for the area.

NC3 along Madison (Areas 1 and 2)

This area is comprised of the NC3-65 and NC3-85 zoning designations along E Madison Street from 19th Ave E to 23rd Ave E.

NC3 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
1. A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides offices and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along with the street front and multi-story residential structures.			X	The area in question provides locations for these functions, and has several new developments that are consistent with its function as a pedestrian-oriented shopping district serving the surrounding neighborhood and the larger community. The area does not presently provide comparison shopping with a wide range of goods and services.
2. Desired Characteristics.				
a. Variety of retail businesses at street level;	X			The area has a small variety of retail businesses at street level.
b. Continuous storefronts built to the front property line;			X	Many of the buildings along E Madison Street are built to the property line. It is not continuous storefront, and gaps do occur for parking and access on some properties.
c. Intense pedestrian activity;		X		There is pedestrian activity along Madison Street, however the area is not built out enough to generate intense levels of pedestrian traffic.
d. Shoppers can drive to the area, but will walk around from store to store;			X	With ample parking and wide sidewalks, shoppers can easily drive to the area and then walk from store to store. Given the type and amount of retail present in the

NC3 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
				area, it is hard to judge how frequently one would do so.
e. Cycling and transit are important means of access.	X			The area is regularly served by King County Metro routes 11, 48, 12, and 8. No bicycle lanes are present in the area, but bicycles are present in the flow of vehicular traffic.
B. Locational Criteria. The Neighborhood Commercial 3 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or		X		The area is better described as a small to medium commercial node, surrounded by low to medium density residential areas.
b. Commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or	X			The area is commercial and retail-oriented in nature, and is along E Madison Street, a major arterial. There is some retail frontage, and medium-density residential areas surround it.
c. Shopping centers.			X	There is one shopping center on the south side of Madison Street between 22 nd and 23 rd Ave E, although It is currently occupied by an institutional use but has an expansive surface parking lot.
2. Physical Conditions Favoring Designation as NC3.				
a. Served by principal arterial;	X			The area is served by two principal arterials: E Madison Street and 23 rd Ave E.
b. Separated from low-density residential areas by physical edges, less- intense commercial areas or more-intense residential areas;			X	The NC3-65 portion of the area is separated from the single-family area to the north by a mix of medium-density multifamily housing and 2-story single family and multifamily homes. In many cases 2-story single family homes directly abut the NC3 area to the north. The NC3-85 portion along the north side

NC3 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
				of Madison is even less separated – it is directly adjacent to some two story single family, duplex, and townhouse residences in the L3 zone. A smaller-scale, less intense commercial area separates the single-family area to the south.
c. Highly accessible for large numbers of people (considering present and anticipated congestion) so that intense activity of a major commercial node can be accommodated;	X			The area is served by two principal arterials: E Madison Street and 23 rd Ave E. The street network and transit service provide a high degree of accessibility.
d. Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas;	X			E Madison Street and 23 rd Ave E, along with King County Metro routes 11, 48, 12, and 8, provides access to patrons, employees, and residents without requiring them to travel through single family neighborhoods.
e. Excellent transit service;	X			The area is regularly served by King County Metro routes 11, 48, 12, and 8.
f. Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.	X			Several existing businesses and services have large off-street parking lots. Future parking demand would likely be accommodated by new development on individual lots.

Summary of Area 1 and 2 Comparison to NC3 Characteristics

This area for the most part meets the function and locational criteria of the NC3 zoning designation. However, the area does not presently provide comparison shopping with a wide range of goods and services, a key function of an NC3 zone.

The desired characteristics the area is lacking include continuous storefronts along E Madison Street and intense levels of pedestrian activity. These characteristics will come with time; there has recently been several new developments constructed that help give the area this form and will increase the level of activity.

One physical condition of the Locational Criteria that is also lacking is that the area is directly adjacent to single family homes in the L3 zoned-area to the north, creating a lack of a good buffered or transition between the two areas. The development in the L3 is a mix of single and multi-family homes. In this case the L3-zoned parcels adjacent to the NC3 area in question (Areas 1 and 2) have not redeveloped to L3 bulk and scale. However, the L3 zone as a whole is

redeveloping and actually serves as a transition in scale between the NC3 area and the single family housing to the north.

L3 North of Madison (Areas 3a, 3b, 4, and additional shaded area on map)

This study area is bounded by 19th Ave E to the west, John Street to the north, the NC3 zoning boundaries along E Madison St to the south, and 24th Ave E to the east.

Lowrise 3 (Areas 3a, 3b, 4, and additional shaded area on map)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area that provides moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures.	X			The area in question is serving this function. Most of the multifamily structures are at a moderate scale at three or four stories high. Many of the existing larger single-family homes have been converted to multifamily residences. Newer development includes infill townhouses that are compatible with this mix.
B. Locational Criteria.				
1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:				
a. Properties already zoned L3;	X			The area is currently zoned L3.
b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or	X			Many properties in the area have been developed at L3 scale and density. Several have been developed at a higher (Lowrise 4) density.
c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c	X			The area in question is within the Central Area Residential Urban Village and the L3 zoning designation in the area is consistent with the densities required to meet the Madison-Miller neighborhood's growth target of 400 households.

Lowrise 3 (Areas 3a, 3b, 4, and additional shaded area on map)				
Criteria	Yes	No	Maybe	Comments/Description
shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.				
2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the intensity of the L3 zone.	X			The area is not within an environmental critical area. Many properties in the area have been developed at L3 scale and density. There are some remaining single family homes scattered about, many of which have been converted to duplexes, triplexes, or 4-plexes. Additionally, a stretch of single family homes can be found along the east side of 21 st Ave E.
3. Other Criteria. The Lowrise 3 zone designation is most appropriate in areas generally characterized by the following:				
a. Development Characteristics of the Area.				
(1) Either:				
(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, or	X			Many properties in the area have been developed at L3 scale and density. Several have been developed at a higher (Lowrise 4) density.
(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities	X			The area in question is within the Central Area Residential Urban Village and will help in meeting the Madison-Miller neighborhood's growth target of 400 households.

Lowrise 3 (Areas 3a, 3b, 4, and additional shaded area on map)				
Criteria	Yes	No	Maybe	Comments/Description
required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.				
(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbside.	X			The street pattern is comprised of a hierarchy of minor and major arterials fed by residential streets. The pattern in this area include streets wide enough for two-way traffic and parking on at least one side of the street, and includes alleys for the blocks between 19 th and 21 st Avenues East.
b. Relationship to the Surrounding Areas.				
(1) Properties in areas that are well served by public transit and have direct access to arterials, so that vehicular traffic is not required to use streets that pass through less intensive residential zones;	X			The properties within the area in question are within one to two blocks of minor (John St) or major (Madison St) arterials. Vehicular traffic generated by the homes in this area would not need to pass through less intensive residential zones. Public transit routes along E Madison St, 19th Ave E, 23rd Ave E, and E John St serve the area.
(2) Properties in areas with significant topographic breaks, major arterials or open space	X			The properties in the study area lie between two topographic breaks – one that runs north-south approximately

Lowrise 3 (Areas 3a, 3b, 4, and additional shaded area on map)				
Criteria	Yes	No	Maybe	Comments/Description
that provide sufficient transition to LDT or L1 multifamily development;				between 19 th and 20 th Ave E, and one that runs north-south approximately between 23 rd and 24 th Ave E. John Street is only a minor arterial, but separates the L3 area from some single family zoning to the north.
(3) Properties in areas with existing multifamily zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities;	X			Properties within the study area are within two blocks of East Madison Business District, which offers a variety of neighborhood services. Miller Park Community Center and playfields are within two blocks to the north. Pedestrian connections are provided via sidewalks separated from the street by planting strips.
(4) Properties that are adjacent to business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.	X			Some of the properties within the study area are adjacent to the commercial area along Madison Street, which consists of 2-6 story mixed use buildings. The area in question properly buffers the commercial area with a transitional scale, particularly from the 6-story mixed-use buildings to the single-family homes north of E John Street.

Summary of L3 Characteristics

The function and locational criteria for L3 very closely matches the character of this area.

NC2 along E Olive St (Area 7)

This area is along E Olive Street between E Madison Street and 23rd Ave E.

NC2				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
1. A pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.			X	The area in question does not yet provide a full range of good and services, but does have some specialty businesses, including a print shop and an auto-rebuild shop. It does provide locations for the functions of NC2, and is pedestrian-oriented.
2. Desired Characteristics.				
a. Variety of small to medium-sized neighborhood-serving businesses;	X			The area has a few small neighborhood-serving businesses, including a beauty salon and an auto-rebuild shop. Also present are an architecture design/build firm, a printshop, and several other small retail establishments.
b. Continuous storefronts with commercial use, built to the front property line;		X		The area does not have continuous commercial storefronts, and most of the older buildings were not built to the property line.
c. Pedestrian friendly atmosphere;	X			The small scale of buildings and medium-width sidewalks make for an average pedestrian experience. Olive Street can be fairly busy with traffic; pedestrian improvements would serve the area well.
d. Shoppers can drive to the area, but walk from store to store.	X			The larger shops in the area have surface parking lots, and shoppers could easily park their cars there or on the streets and walk to retail establishments.

NC2				
Criteria	Yes	No	Maybe	Comments/Description
B. Locational Criteria. Neighborhood Commercial 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Medium sized node generally surrounded by low- to medium-density residential areas; or		X		The area is a smaller node. It is surrounded by low- to medium-density residential areas.
b. Small commercial area located at the edge of a larger business area, which provides a transition between intense commercial activity and surrounding areas; or	X			The area in question contains some smaller businesses and is located at the edge of a larger business area – the NC3 zone to the north. It does function as a transition between this and the single-family residential area to the south.
c. Area in the core of an established commercial district characterized by a concentration of small retail and service uses; or		X		The area is not in the core of an established commercial district.
d. Commercial area along major arterial where lots are generally small and shallow, and are surrounded by low-density residential areas.			X	The area is along a minor arterial, and while it is adjacent to a low-density residential area, the lots are in most cases medium-sized and deep enough to support medium-sized commercial activities.
2. Physical Conditions Favoring Designation as NC2.				
a. Surrounded by low- to medium-density residential areas;	X			The area is adjacent to a single-family residential area to the south.
b. Lack of strong edges to buffer the residential areas;	X			There is no clear edge between the area in question and the single-family residential area to the south.
c. Lack of vacant land or land appropriate for additional commercial development within the commercial area;	X			There is a lack of vacant land. Additional commercial development within the area will likely be in the form of redevelopment of an existing business or one of the few single-family homes in the area. There is one vacant lot and one vacant building in the area.
d. Access is through low- and medium-density residential			X	Access to the area is more likely to be from 23 rd Ave E – which runs through

NC2				
Criteria	Yes	No	Maybe	Comments/Description
areas;				low and medium-density areas, or from E Madison Street to E Olive St, which runs through a small-scale commercial area. However, access to the area could come from the single family neighborhood to the south.
e. Located on streets with good capacity (major traffic streets and minor arterials), but generally not on major transportation corridors;	X			The area is located on E Olive Street, which is a minor arterial connecting traffic between 23 rd Ave E and E Madison Street.
f. Limited transit service (i.e., a few routes);			X	There are four King County Metro routes in the immediate vicinity: # 11, 48, 12, and 8.
g. Limited off-street parking capacity; may include a parking area for a supermarket or other larger use.	X			The larger shops in the area have surface parking lots, but they are not large.

Summary of NC2

This area is not yet functioning as an NC2 zone. The area does have some specialty businesses, but does not yet provide a full range of goods and services. The area does meet most of the desired characteristics of NC2, although it does not have continuous commercial storefronts, and most of the older buildings were not built to the property line. These characteristics will come with redevelopment over time.

The area does provide a transition between the NC3 area to the north and the single-family residential area to the south, matching one of the necessary requirements for existing character of NC2. The physical conditions of the area mostly match that favoring NC2, with better access and transit service than what the physical condition criteria favor.

NC2/R along 19th Ave E, north of Madison

This area is located between E Denny Way and E Madison Street along 19th Ave E.

NC2/R				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area designated as NC2/R functions as an NC2 zone while maintaining existing residential uses and/or promoting increased residential development. These areas provide locations for moderate density residential development in single purpose and mixed use structures; limit single purpose commercial development; and encourage commercial storefronts built to the street property line.			X	The area does not presently function as an NC2 zone – it is not a pedestrian-oriented shopping area, nor does it include any services to the neighborhood. However, NC2/R could maintain existing residential uses and promote increased residential development in the area. This area was rezoned to NC2/R following the neighborhood planning process.
NC2 Criteria				
2. Desired Characteristics.				
a. Variety of small to medium-sized neighborhood-serving businesses;		X		The area currently has no businesses.
b. Continuous storefronts with commercial use, built to the front property line;		X		There are no storefronts or commercial uses in the area. Two buildings front their property line on the east side of 19 th , however one is garages and one is vacant. These properties currently are planned for redevelopment.
c. Pedestrian friendly atmosphere;	X			The pedestrian environment along 19 th Ave E is fairly pedestrian-friendly, although traffic does speed along it at times.
d. Shoppers can drive to the area, but walk from store to store.		X		No businesses presently exist in the area, nor does any off-street parking facilities.

NC2/R				
Criteria	Yes	No	Maybe	Comments/Description
B. Locational Criteria. Neighborhood Commercial 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Medium sized node generally surrounded by low- to medium-density residential areas; or		X		The area is not yet a commercial node, although low- and medium-density residential areas surround it to the west, north, and east.
b. Small commercial area located at the edge of a larger business area, which provides a transition between intense commercial activity and surrounding areas; or		X		The area's intended future use is as a small commercial area at the edge of a larger area, but it has not yet transitioned to this.
c. Area in the core of an established commercial district characterized by a concentration of small retail and service uses; or		X		The area is not in the core of an established commercial district.
d. Commercial area along major arterial where lots are generally small and shallow, and are surrounded by low-density residential areas.		X		The area is along a minor arterial and the properties within it are small to medium sized and not shallow.
2. Physical Conditions Favoring Designation as NC2.				
a. Surrounded by low- to medium-density residential areas;	X			The area is surrounded by a mix of two- to three-story single family homes, some of which have been converted to apartments, and three- to four-story multifamily structures.
b. Lack of strong edges to buffer the residential areas;			X	Steep topography runs north-south through this area, separating it from adjacent residential areas. There are no other buffers or edges separating this area from surrounding residential areas.
c. Lack of vacant land or land appropriate for additional commercial development within the commercial area;	X			There is a lack of vacant land in the area, although two vacant structures are proposed for demolition and redevelopment. Additional commercial development within the area will likely be in the form of redevelopment of sites with existing homes.

NC2/R				
Criteria	Yes	No	Maybe	Comments/Description
d. Access is through low- and medium-density residential areas;	X			Access to this area is from 19 th Ave E , which runs through a medium-density residential area.
e. Located on streets with good capacity (major traffic streets and minor arterials), but generally not on major transportation corridors;	X			The area is located along 19 th Ave E, a minor arterial.
f. Limited transit service (i.e., a few routes);			X	There are four King County Metro routes in the immediate vicinity: # 11, 48, 12, and 8.
g. Limited off-street parking capacity; may include a parking area for a supermarket or other larger use.			X	There is no off-street parking capacity currently present beyond that provided for existing single and multifamily homes.

Summary of NC2/R Characteristics

The area does not presently function as an NC2 zone – it is not a pedestrian-oriented shopping area, nor does it include any services to the neighborhood. It does, however, maintain existing residential uses and as NC2/R does promote increased residential development.

Among locational criteria, this area meets none of the criteria for existing character. It does meet several physical condition criteria for NC2. It was rezoned from L3 to NC2/R following adoption of the Central Area Action Plan II to extend the business district north from Madison Street along 19th Ave.

Please see the rezone evaluation for this area, dated August 18, 1998, for more information.

C1 at Madison & 19th

This area consists of one parcel located at the northwest corner of the intersection of 19th Ave E and E Madison Street.

C1				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An auto-oriented, primarily retail/service commercial area, that serves surrounding neighborhoods and the larger community or citywide clientele. The area provides a wide range of commercial services, including retail, offices and business support services, and may also provide for residential uses at limited densities.			X	This property is currently a vacant office building. The existing structure and property layout is auto-oriented.
B. Locational Criteria. Commercial 1 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Shopping centers; or		X		The property in question is not a shopping center.
b. Shopping areas along arterials where customers drive from one (1) individual business to another.			X	The property in question is within a greater area where customers could drive from some individual businesses to another, although there is not a wide selection of services to choose from.
2. Physical Conditions Favoring Designation as C1.				
a. Readily accessible from a principal arterial;	X			The area is adjacent to E Madison Street, a principal arterial.
b. Presence of edges that buffer residential or commercial areas of lesser intensity, such as changes in street layout or platting pattern;		X		There are no edges or buffers for residences; the area is adjacent to single family uses to the north.
c. Predominance of large lots that can accommodate a wide range of commercial activity;		X		The area is comprised of one medium-sized lot, not large enough to accommodate a wide range of commercial activity.
d. Limited pedestrian access on			X	Pedestrians have adequate access on the

C1				
Criteria	Yes	No	Maybe	Comments/Description
the public right-of-way, curb cuts, auto movement or parking lots create an environment which is unfriendly to pedestrian activity;				public right-of-way. A parking lot does separate the street from the building, which in combination with a ten-foot chain link fence around the property creates an unfriendly pedestrian environment.
e. Presence of large, perhaps shared, off-street parking lots; readily accessible from major transportation corridors or arterials.			X	The property has two small parking lots accessible from E Madison Street and 19 th Ave E, although they are probably not large enough to be shared with other businesses.

Summary of C1 Characteristics

The property in question meets few of the locational criteria for the C1 zone. The property is currently surrounded by a large chain link fence with a “For Lease” sign on it, indicating that the building is vacant. If occupied, it could potentially function consistent with C1 criteria.

L2 south of Madison

This area is bounded by E Madison Street to the north, E Pine Street to the south, 19th Ave E to the west , and extends east a half-block west of 20th Ave E.

L2 south of Madison				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
The intent of the Lowrise 2 zone is to encourage a variety of multifamily housing types with less emphasis than the Lowrise 1 zone on ground-related units, while remaining at a scale compatible with single- family structures.	X			This area includes a number of three-story multifamily homes that have been converted from single family structures. Also present are two-story single family homes, several vacant lots, a new three-story townhouse development, one-story bungalows, and a two-story church. Overall the area is serving its function as providing a variety of multifamily housing types.
B. Locational Criteria. Lowrise 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Development Characteristics of the Areas.				
a. Areas that feature a mix of single-family structures and small to medium multifamily structures generally occupying one (1) or two (2) lots, with heights generally less than thirty (30) feet;	X			The area is a mix of single family homes, single-family homes converted to apartments, one-story bungalows, and also includes a new ground-related multifamily development. Heights average less than 30 feet overall.
b. Areas suitable for multifamily development where topographic conditions and the presence of views make it desirable to limit height and building bulk to retain views from within the zone;	X			The area rests just below a topographic break running north-south along 19 th Ave E. Limiting the height and bulk of properties along the east side 20 th Ave E can preserve some views to the east from properties between 19 th and 20 rd Ave E.

L2 south of Madison				
Criteria	Yes	No	Maybe	Comments/Description
c. Areas occupied by a substantial amount of multifamily development where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and make an intermediate intensity of development desirable.			X	The area is not occupied by a substantial amount of multifamily development. The area does not experience intensive on-street parking congestion. Traffic congestion can be a problem along along E Madison Street during peak travel periods.
2. Relationship to the Surrounding Areas.				
a. Properties that are well-suited to multifamily development, but where adjacent single-family areas make a transitional scale of development desirable. It is desirable that there be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature providing physical separation from the single-family area. However, this is not a necessary condition where existing moderate scale multifamily structures have already established the scale relationship with abutting single-family areas;	X			The area provides a transition in scale between commercial areas to the north and west and single family areas to the east and south.
b. Properties that are definable pockets within a more intensive area, where it is desirable to preserve a smaller scale character and mix of densities;		X		The area is not a definable pocket within a more intensive area.
c. Properties in areas otherwise suitable for higher density multifamily development but where it is desirable to limit building height and bulk to			X	The area could be suitable for higher density development, but limiting the height and bulk will not necessarily protect views from uphill areas, open spaces, or scenic routes.

L2 south of Madison				
Criteria	Yes	No	Maybe	Comments/Description
protect views from uphill areas or from public open spaces and scenic routes;				
d. Properties where vehicular access to the area does not require travel on "residential access streets" in less intensive residential zones.	X			Access to the area does not require travel on residential access streets in less intensive zones. The properties within the area are within a block of E Madison Street, a major arterial, where more intensive zoning is present. 19 th Ave E also serves as a collector in this area.

Summary of L2 south of Madison Characteristics

This area is functioning consistent with the criteria for an L2 zone, although among L2 development characteristics it is not occupied by a substantial amount of multifamily development. This will change over time, however, as evidenced by one new townhouse development on 20th Ave E.

The area meets two of the criteria for relating to the surrounding area, but is not a definable pocket within a more intensive area. The area could be suitable for higher density development, but limiting the height and bulk will not necessarily protect views from uphill areas, open spaces, or scenic routes.

Overall, redevelopment in this area at L2 or similar scale will provide a good transition in scale between commercial areas to the north and west and single family areas to the east and south.

L2 east of 23rd

This study area is bounded by E Denny Way to the north, E Olive Street to the south, 23rd Ave E to the west, and 24th Ave E to the east.

L2 east of 23rd				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
The intent of the Lowrise 2 zone is to encourage a variety of multifamily housing types with less emphasis than the Lowrise 1 zone on ground-related units, while remaining at a scale compatible with single-family structures.	X			This area includes a number of three-story multifamily homes that have been converted from single family structures. Also present are two-story single family homes, some vacant lots, and two new three-story townhouse developments. Overall the area is serving its function as providing a variety of multifamily housing types.
B. Locational Criteria. Lowrise 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Development Characteristics of the Areas.				
a. Areas that feature a mix of single-family structures and small to medium multifamily structures generally occupying one (1) or two (2) lots, with heights generally less than thirty (30) feet;	X			The area is a mix of single family homes, single-family homes converted to apartments, and includes new ground-related multifamily development. Heights overall average less than 30 feet.
b. Areas suitable for multifamily development where topographic conditions and the presence of views make it desirable to limit height and building bulk to retain views from within the zone;	X			This area rests adjacent to a large natural topographic downslope running north-south one-half block west of 24 th Ave E. Limiting the height and bulk of properties along 24 th Ave E can preserve some views to the east from properties along 23 rd Ave E.
c. Areas occupied by a substantial amount of multifamily development where factors such as narrow streets, on-street parking congestion, local traffic congestion, lack of alleys and irregular street patterns restrict local access and circulation and			X	There is not a substantial amount of new multifamily development in the area, although many single-family homes have been converted to duplexes or triplexes. The area does not experience intensive on-street parking congestion, but parking is not allowed along 23 rd Ave E, limiting the overall supply. Traffic congestion can be a problem

L2 east of 23rd				
Criteria	Yes	No	Maybe	Comments/Description
make an intermediate intensity of development desirable.				along 23 rd Ave E and along E Madison Street during peak travel periods.
2. Relationship to the Surrounding Areas.				
a. Properties that are well-suited to multifamily development, but where adjacent single-family areas make a transitional scale of development desirable. It is desirable that there be a well-defined edge such as an arterial, open space, change in block pattern, topographic change or other significant feature providing physical separation from the single-family area. However, this is not a necessary condition where existing moderate scale multifamily structures have already established the scale relationship with abutting single-family areas;	X			This area provides a transition in scale between the NC3 area to the west and lower intensity L1 to the east.
b. Properties that are definable pockets within a more intensive area, where it is desirable to preserve a smaller scale character and mix of densities;		X		The area is not a definable pocket within a more intensive area.
c. Properties in areas otherwise suitable for higher density multifamily development but where it is desirable to limit building height and bulk to protect views from uphill areas or from public open spaces and scenic routes;			X	The area could be suitable for higher density development, particularly along 23 rd Ave E, however, uphill areas are more intensively zoned and thus limiting height and bulk is more desirable along 24 th Ave E to protect views from properties along 23 rd Ave E.
d. Properties where vehicular access to the area does not require travel on "residential access streets" in less intensive residential zones.	X			Access to the area does not require travel on residential access streets in less intensive zones. The properties within the area are within a block of 23 rd Ave E, a major arterial, where more intensive zoning is present.

Summary of L2 east of 23rd Characteristics

This area is functioning consistent with the criteria for an L2 zone, although among L2 development characteristics it is not occupied by a substantial amount of multifamily development. This will change over time; two new townhouse developments have been constructed recently on 23rd and 24th Avenues E.

The area meets two of the criteria for relating to the surrounding area, but is not a definable pocket within a more intensive area. The area could be suitable for higher density development on the half block along 23rd Ave E

Overall, redevelopment in this area at L2 or similar scale will provide a good transition in scale between commercial areas to the west and lower-density areas to the east.

SF5000 South of E Olive Street

This area is bounded by the NC2-40 zoning along E Olive street to the north, the L-2 one-half block west of 21st Ave E, E Pine Street to the south, and one-half block east of 23rd Ave E to the east.

SF 5000 South of E Olive St				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area that provides predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of single-family neighborhoods.	X			The area is currently functioning as a predominantly detached single family neighborhood. However, there are several single-family homes that have been converted to duplexes and one cottage housing developing in the area.
B. Locational Criteria. A single-family zone designation is most appropriate in areas meeting the following criteria:				
1. Areas that consist of blocks with at least seventy (70) percent of the existing structures in single-family residential use; or	X			Approximately eighty percent of the existing structures in this area are single-family residences.
2. Areas that are designated by an adopted neighborhood plan as appropriate for single-family residential use; or			X	The area is not specifically mentioned in the neighborhood plan, however, no specific changes were recommended
3. Areas that consist of blocks with less than seventy (70) percent of the existing structures in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:		X		Approximately eighty percent of the existing structures in this area are single-family residences.
a. The construction of single-family structures in the last five (5) years has been increasing proportionately to the total number of constructions for new uses in				N/A – 80% of the housing in this area is Single Family.

SF 5000 South of E Olive St				
Criteria	Yes	No	Maybe	Comments/Description
the area, or				
b. The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, or				N/A – 80% of the housing in this area is Single Family.
c. The number of existing single-family structures has been very stable or increasing in the last five (5) years, or				N/A – 80% of the housing in this area is Single Family.
d. The area's location is topographically and environmentally suitable for single-family residential developments.				N/A – 80% of the housing in this area is Single Family.
C. An area that meets at least one (1) of the locational criteria in subsection B above should also satisfy the following size criteria in order to be designated as a single-family zone:				
1. The area proposed for rezone should comprise fifteen (15) contiguous acres or more, or should abut an existing single-family zone.		X		The area is already zoned single family, and comprises a little over 7 acres of land.
2. If the area proposed for rezone contains less than fifteen (15) contiguous acres, and does not abut an existing single-family zone, then it should demonstrate strong or stable single-family residential use trends or potentials such as:				
a. That the construction of single-family structures in the last five (5) years has been increasing proportionately to the total number of constructions for new uses in the area, or			X	Only one new single family home has been built within the area within the last five years, and was done so in the rear yard of a lot that was subdivided under provisions allowing lots smaller than 5000 feet.
b. That the number of existing single-family structures has			X	Several new ADU units and duplexes have been added to the area

SF 5000 South of E Olive St				
Criteria	Yes	No	Maybe	Comments/Description
been very stable or increasing in the last five (5) years, or				
c. That the area's location is topographically and environmentally suitable for single-family structures, or	X			The area is fairly flat and lies between two topographic breaks to the east and west. Generally City policy is to allow only single family housing in areas with steep slopes. This area is suitable for single-family or other structures.
D. Half-blocks at the edges of single-family zones which have more than fifty (50) percent single-family structures, or portions of blocks on an arterial which have a majority of single-family structures, shall generally be included. This shall be decided on a case-by-case basis, but the policy is to favor including them.	X			The half block on the east side of 23 rd Ave E, an arterial, contains more than 50 percent single family structures.

Summary of SF 5000 South of E Olive St

The area is currently functioning as a Single Family area. The locational and other criteria are not well suited to analyzing an area already zoned for Single Family for the purpose of identifying gaps. The area is mostly single family homes, with several Single Family remodels having taken place in the last five years. Additionally, several ADUs or duplexes have been established, and the Pine Street cottages are a recent renovation in the area.

Recommendations for Further Review

Gaps found using function and locational criteria

Major gaps in the function and locational criteria for the zones identified in this analysis include:

- The NC3 area is not functioning as it should: the area does not presently provide comparison shopping with a wide range of goods and services.
- The NC3 area is lacking continuous storefronts along E Madison Street and intense levels of pedestrian activity.
- The NC3 area is directly adjacent to single family homes that have not yet redeveloped in the L3 zone to the north; this existing residential development is not an optimal transition in height, bulk, and scale between zones.
- The C1 property at 19th and Madison is not functioning consistent with C1 criteria. It also only meets one locational criterion: it is accessible from a major arterial.
- The NC2 area along E Olive Street is not yet functioning as NC2.
- The NC2/R area north of E Madison Street is only partially functioning as NC2/R and meets few of the locational criteria for NC2. (However, this area was recently rezoned to NC2/R following adoption of the Central Area Action Plan II. In this area, NC2/R was mapped to allow a transition from residential to mixed use and commercial along 19th Ave E.)

No other major gaps are evident, however the analysis did shed some light on both of the L2 areas relative to topography and views: there are portions of both L2 areas that could allow more housing options without blocking views.

It should be mentioned that these gaps indicate some inconsistency between existing conditions and the neighborhood plan and in particular the goal of being a regional commercial destination. This is not an uncommon situation, as the purpose of the plan is provide for longer-range goals for the area. With at least 41 project applications within the past five years, this study area is one that is clearly in transition and changing fairly rapidly.

Zoning Map Change Alternatives

The following land use map change alternatives are recommended for further analysis to provide more detailed comparisons:

- Evaluate NC2 to see if it provides more suitable match for functional and locational criteria for the NC3 area, and particularly for areas adjacent to single family homes.
- Evaluate both NC2 and NC3 for the C1 area to see if they provide more suitable match for functional and locational criteria.
- Evaluate NC2/R and L4 for a portion of the L3 area between E Madison Street and E Denny Street from a portion of the west side of 20th Ave E to the west side of 21st Ave E to determine if they provide a better buffer between NC3 and the mix of single family and multifamily homes to the north.
- Evaluate L4 for a portion of the L3 area between E Madison Street and E Denny Street from the east side of 21st Ave E to the west side of 23rd Ave E to determine if it will provide a better buffer between NC3 and the mix of single family and multifamily homes to the north

- Evaluate the original neighborhood planning recommendation of rezoning L2 along 23rd Ave E to L3.
- Evaluate changing the block of L2 bounded by 19th and 20th Avenues E and E Madison and E Pine Street to L3.
- Evaluate Residential Small Lot zoning for the SF 5000 area south of Olive Street.

While the criteria are intended to analyze an area not already zoned single family, neighborhood plan policies and existing character are the primary drivers for further analysis. The plan identifies RSL zoning for urban villages as a way to accommodate more housing opportunities. Additionally, the plan has a specific policy of increasing residential densities near the business district. Given the area's proximity to the district, its existing character of smaller lot sizes, and presence of cottage housing, evaluation of RSL zoning is relevant.

PART II: Detailed Analysis of Alternatives

Part two examines general rezone criteria for the recommendations for further review generated in Part I.

Evaluate NC2 to see if it provides more suitable match with the function and locational criteria for the NC3 area (Areas 1 and 2)

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. Changing the area from NC3 to NC2 would not result in a net loss of additional households – both designations have the same standards for residential development.

B. Match Between Zone Criteria and Area Characteristics

NC2 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
1. A pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.			X	The area does not presently provide a full range of household and personal goods and services. It provides locations for these functions, and has several new developments that are consistent with its function as a pedestrian-oriented shopping district serving the surrounding neighborhood. The area also does have single purpose commercial structures and multi-story mixed use structures, although the retail space is vacant in much of these newer developments, in effect limiting their current function to that of a multi-story residential structure.
2. Desired Characteristics.				
a. Variety of small to medium-sized neighborhood-serving businesses;	X			There is a variety of small to medium-sized businesses in the area, which very likely serve the surrounding

NC2 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
				neighborhood.
b. Continuous storefronts with commercial use, built to the front property line;		X		Many of the buildings along E. Madison Street are built to the property line. However, it is not continuous storefront, and gaps do occur for parking and access on some properties.
c. Pedestrian friendly atmosphere;			X	There is pedestrian activity along E. Madison Street and overall the atmosphere is pedestrian-friendly, although during peak travel times automobile congestion along E. Madison St. could discourage pedestrians, particularly when crossing E. Madison St.
d. Shoppers can drive to the area, but walk from store to store.	X			With ample parking and wide sidewalks, shoppers can easily drive to the area and then walk from store to store.
B. Locational Criteria. Neighborhood Commercial 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Medium sized node generally surrounded by low-to medium-density residential areas; or	X			The area is a small to medium commercial node, surrounded by low to medium density residential areas.
b. Small commercial area located at the edge of a larger business area, which provides a transition between intense commercial activity and surrounding areas; or			X	From a larger perspective the E Madison Business District could be viewed as being a smaller commercial area located at the edge of a larger business area – which in this case would be the Pike/Pine area – and it does provide a transition along Madison Street from Pike/Pine to less intense activity to the northeast.
c. Area in the core of an established commercial district characterized by a concentration of small retail and service uses; or		X		The area is not in the core of an established commercial district.
d. Commercial area along major arterial where lots are generally small and shallow, and are surrounded by low-			X	The area is commercial and retail-oriented in nature, and is along E Madison Street, a major arterial. The lots along Madison Street are varied in

NC2 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
density residential areas.				size and shape, and medium-density residential areas surround it.
2. Physical Conditions Favoring Designation as NC2.				
a. Surrounded by low- to medium-density residential areas;	X			The area is generally surrounded by single and multifamily family residences.
b. Lack of strong edges to buffer the residential areas;			X	The NC3-65 portion of the area is separated from the single-family area to the north by a mix of medium-density multifamily housing and 2-story single family and multifamily homes. In many cases 2-story single family homes directly abut the NC3 area to the north. The NC3-85 portion along the north side of Madison is even less separated – it is directly adjacent to some two story single family, duplex, and townhouse residences in the L3 zone. A smaller-scale, less intense commercial area separates the single-family area to the south.
c. Lack of vacant land or land appropriate for additional commercial development within the commercial area;		X		There is some vacant land in the area, specifically along the north side of Madison between 21 st and 23 rd Avenues E. Many parcels in the area are appropriate for commercial redevelopment.
d. Access is through low- and medium-density residential areas;			X	Some access to the area could come from 23 rd and 19 th Avenues E, which run through low and medium density areas. Most of the traffic accessing this area would be from E Madison St., which runs through more dense commercial and mixed use areas to the southwest and less dense mixed use and residential areas to the northeast.
e. Located on streets with good capacity (major traffic streets and minor arterials), but generally not on major transportation corridors;			X	The area is located between 19 th and 23 rd Avenues E, which serve as minor and major arterials, respectively. E Madison Street is a major transportation corridor, linking Seattle's commercial core with SR 520.
f. Limited transit service (i.e., a			X	Transit service is not limited, as the area

NC2 (Areas 1 and 2)				
Criteria	Yes	No	Maybe	Comments/Description
few routes);				is regularly served by four King County Metro routes: 11, 48, 12, and 8.
g. Limited off-street parking capacity; may include a parking area for a supermarket or other larger use.			X	Several existing businesses and services have large off-street parking lots. A large surface parking lot is located adjacent to an old supermarket now converted to an institutional use. Future parking demand would likely be accommodated by new development on individual lots.

Summary of Match Between NC2 Zone Criteria and Area Characteristics

The function of NC2 is no better a match of the area's characteristics than NC3. The area does not yet provide a full range of household goods and services. Among the desired characteristics of the NC2 zone, the area does have a variety of small to medium-sized business, although the variety is limited. The area is fairly pedestrian-friendly, although during peak travel times automobile congestion along Madison could discourage pedestrians. There is not yet continuous development fronting Madison Street, another desired characteristic of the NC2 zone.

The NC2 locational criteria do not match the existing characteristics better than the NC3 criteria do. Only one criterion is positively met, and that is that the area is surrounded by low- to medium-density residential areas.

Overall the area is better matched by the NC3 locational criteria, and with redevelopment the function of the area could eventually be positively matched by either NC2 or NC3, depending on the types and size of retail services that become available.

C. Zoning History and Precedential Effect

Prior to 1982, the area was zoned BC (Community Business) under Seattle's Title 24 Zoning Code. The BC zone allowed for larger business centers serving the greater needs of several neighborhoods, including retail establishments such as banks, auto sales, theaters, and taverns. The maximum building height under the BC zoning designation was 60 feet.

Of what was developed under the BC designation (prior to 1986), little was built to the full envelope allowed. Some of the existing uses in these older buildings serve the surrounding neighborhood at a scale and character that has defined the business district. A few buildings on the north side of Madison are pedestrian-friendly, one-two story buildings adjacent to the sidewalk. Conversely, some of the older development in this area is automobile-oriented, with parking lots separating the street from one-story buildings.

Overall the precedential effect of historic zoning in this area has not clearly defined an NC2 nor an NC3 pattern of development. Only with recent development under the NC3-65 designation has definition of this type of character emerged. However, none of the new developments have active retail fronting the street, and one new building on the south side of Madison did not build to the full 65 feet height envelope.

D. Neighborhood Plans

According to the *Central Area Action Plan II*, “The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services.”

The goal of serving the broader community it more appropriately served by the NC3 zoning designation than the NC2 designation. NC2 limits the size of most commercial uses to 15,000 square feet, while NC3 has no limit for most uses, which tends to draw businesses large enough to serve a regional customer base.

E. Zoning Principals

The NC2 zone would have a slightly lesser impact on the surrounding zones than the NC3. The size of retail establishments would be limited in most cases to 15,000 square feet, potentially drawing less automobile traffic through the area. The scale of individual businesses in an NC2 zone could be a better match for the neighborhood, and particularly nearby single family homes, than the larger commercial establishments allowed by the NC3 zone. However, the allowed bulk of buildings in NC2 is no less than that in NC3.

F. Impact Evaluation

Housing

Changing the zoning from NC2 to NC3 would have no impact on housing, as the two zones have the same provisions for residential uses.

Public Services

The change would have no impact on access to existing public services, although there is the possibility that the NC2 zone would limit the size and therefore amount of new public services that would potentially locate themselves in the area.

Environmental factors

NC2 would likely have positive impacts on noise and air, due to decreased levels of traffic associated with smaller retail establishments.

Pedestrian safety

NC2 could potentially improve pedestrian safety, as less traffic movements could be expected from street to off-street parking facilities, associated with lower levels of commercial activity.

Manufacturing Activity

No manufacturing uses presently exist in the area. Light manufacturing uses are allowed in both NC2 and NC3 zones, so a change to NC2 would have no impact on the area. Under both designations, general and heavy manufacturing uses are not permitted.

Employment Activity

As the size of commercial uses would be limited in NC2, changing to this zoning designation could result in decreased employment activity as compared to the potential of NC3.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to NC2 would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

Overall a change to NC2 would have no greater negative impact on service capabilities than the existing NC3 zoning designation. It is possible that NC2 would have a positive impact on street, transit, parking, and utility and sewer capacities due to the limited size of retail establishments in NC2 versus NC3. Street access would not be affected by a change to NC2, and shoreline navigation is not applicable.

G. Changed Circumstances

As the area has redeveloped, the full height allowed under the NC3-65 designation has not been utilized in several new projects. Additionally, retail space at street level has not been occupied for several new developments, including one that has had vacant retail space for several years. Overall the market does not seem ready to support an NC3-level of commercial development. With time and continued redevelopment, this could change, particularly if the adjacent NC2, NC2/R, and L3 areas redevelop further along with the NC3 area itself.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

Rezoning this area to NC2 is consistent with the commercial area land use policies in the Code. According to SMC 23.12.070, "Neighborhood Commercial zones (NC1, NC2, NC3 and NC/R) are generally pedestrian-oriented areas, compatible with their surrounding neighborhoods." The goal of the neighborhood plan for this area is to serve both local and destination shoppers with a variety of shops and services and to create a pedestrian-oriented character, which both the land use policies for and the NC2 zone itself support.

Evaluate both NC2 and NC3 for the C1 area (Area 6) to see if they provide more suitable functional and locational criteria

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. Changing the area from C1 to NC3 would allow the same number of households in a mixed-use development, and as such would be consistent with the Central Area Action Plan II and Seattle's Comprehensive Plan.

B. Match Between Zone Criteria and Area Characteristics

NC2 (Area 6)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
1. A pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along the street front and multi-story residential structures.			X	This property is currently comprised of a vacant office building. The parcel does provide a location for a multi-story mixed-use structure, as it is currently in the Master Use Permit process for redevelopment to a 65-foot mixed -use building.
2. Desired Characteristics.				
a. Variety of small to medium-sized neighborhood-serving businesses;			X	This parcel is currently vacant but could function as an office building.
b. Continuous storefronts with commercial use, built to the front property line;			X	The side of the building facing Madison Street is built to the property line; however, it does not have continuous commercial storefront.
c. Pedestrian friendly		X		Pedestrians have adequate access on the

NC2 (Area 6)				
Criteria	Yes	No	Maybe	Comments/Description
atmosphere;				public right-of-way. A parking lot does separate the street from the building, which in combination with a ten-foot chain link fence around the property creates an unfriendly pedestrian environment.
d. Shoppers can drive to the area, but walk from store to store.	X			The property in question is within a greater area that customers could drive to and walk from store to store.
B. Locational Criteria. Neighborhood Commercial 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Medium sized node generally surrounded by low- to medium-density residential areas; or	X			The property is within a small- to medium-sized commercial node that is surrounded by low- to medium-density residential development.
b. Small commercial area located at the edge of a larger business area, which provides a transition between intense commercial activity and surrounding areas; or	X			From a larger perspective the E Madison Business District could be viewed as a smaller commercial area located at the edge of a larger business area – which in this case would be the Pike/Pine area – and it does provide a transition along Madison Street from Pike/Pine to less intense activity to the northeast.
c. Area in the core of an established commercial district characterized by a concentration of small retail and service uses; or			X	The parcel is within the core the East Madison Business district. The extent to which the district is established is questionable; however, there are several small retail and service uses in the E Madison Business District.
d. Commercial area along major arterial where lots are generally small and shallow, and are surrounded by low-density residential areas.			X	The parcel in question is commercial in nature, and is along E Madison Street, a major arterial. The lot is medium to large in size, and medium-density residential areas surround it.

NC2 (Area 6)				
Criteria	Yes	No	Maybe	Comments/Description
2. Physical Conditions Favoring Designation as NC2.				
a. Surrounded by low- to medium-density residential areas;	X			The parcel is adjacent and near low- and medium-density residential areas.
b. Lack of strong edges to buffer the residential areas;	X			There are no edges or buffers for residences; the area is adjacent to single family uses to the north.
c. Lack of vacant land or land appropriate for additional commercial development within the commercial area;		X		The parcel in question is currently vacant and undergoing the Master Use Permit Process for redevelopment to a multistory mixed-use building. As such, it is appropriate for additional commercial development.
d. Access is through low- and medium-density residential areas;			X	Some access to the parcel could come from 19 th Avenues E, which runs through low and medium density areas. Most of the traffic accessing this area would be from E Madison St., which runs through more dense commercial and mixed use areas to the southwest and less dense mixed use and residential areas to the northeast.
e. Located on streets with good capacity (major traffic streets and minor arterials), but generally not on major transportation corridors;			X	The area is located at the intersection of 19 th and 23 rd Avenues E, which serve as minor and major arterials, respectively. E Madison Street is a major transportation corridor, linking Seattle's commercial core with SR 520.
f. Limited transit service (i.e., a few routes);			X	Transit service is not limited, as the area is regularly served by four King County Metro routes: 11, 48, 12, and 8.
g. Limited off-street parking capacity; may include a parking area for a supermarket or other larger use.	X			There is limited off-street parking capacity available on the parcel. Within the E Madison Business District, several existing businesses and services have large off-street parking lots. A large surface parking lot is located adjacent to an old supermarket now converted to an institutional use. Future parking demand generated by any redevelopment activity would need to be accommodated on-site.

Summary of Match Between NC2 Zone Criteria and Area Characteristics

The property is not currently functioning consistent with NC2 criteria, but is in the Master Use Permit process for redevelopment as a multi-story, mixed use structure, which could be consistent with NC2 function criteria.

The property positively meets 3 out of 7 locational criteria physical conditions for NC2. It is adjacent and near low- and medium-density residential areas, is physically adjacent to single family uses to the north, and has limited off-street parking capacity. The property is within a small- to medium-sized commercial node that is surrounded by low- to medium-density residential development, satisfying the locational criteria for existing character.

The property better matches the NC2 zoning designation's function and locational criteria than the existing C1 designation.

NC3				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
1. A pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community or citywide clientele. The area provides for comparison shopping with a wide range of retail goods and services. The area also provides offices and business support services that are compatible with the retail character of the area and may also include residences. These areas provide locations for single purpose commercial structures, multi-story mixed use structures with commercial uses along with the street front and multi-story residential structures.			X	The parcel in question provides a location for these functions. The parcel does provide a location for a multi-story mixed-use structure, and it is currently in the Master Use Permit process for redevelopment to a 65-foot mixed -use building. The parcel is located within the East Madison Business District, which does not presently provide comparison shopping with a wide range of goods and services.
2. Desired Characteristics.				
a. Variety of retail businesses at street level;		X		The parcel does not have any retail uses at street level.
b. Continuous storefronts built to the front property line;			X	The side of the building facing Madison Street is built to the property line; however, it does not have continuous commercial storefront.

NC3				
Criteria	Yes	No	Maybe	Comments/Description
c. Intense pedestrian activity;		X		There is pedestrian activity along Madison Street, however existing uses do not generate intense levels of pedestrian traffic. Pedestrians have adequate access on the public right-of-way adjacent to this parcel. A parking lot separates the street from the building, which in combination with a temporary ten-foot chain link fence around the property creates an unfriendly pedestrian environment.
c. Shoppers can drive to the area, but will walk around from store to store;	X			With ample parking and wide sidewalks, shoppers can easily drive to the area or the parcel in question and then walk from store to store.
d. Cycling and transit are important means of access.	X			The area is regularly served by King County Metro routes 11, 48, 12, and 8. No bicycle lanes are present in the area, but bicycles are present in the flow of vehicular traffic.
B. Locational Criteria. The Neighborhood Commercial 3 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Major commercial nodes surrounded by medium- to high-density residential areas or other commercial areas; or		X		The parcel is within the East Madison Business District, which is better described as a small to medium commercial node, surrounded by low to medium density residential areas.
b. Commercial, retail-oriented strip along a major arterial with significant amounts of retail frontage and generally surrounded by medium-density residential areas; or			X	The parcel is commercial and retail-oriented in nature, and is at the intersection of E Madison Street and 19 th Ave E, major and minor arterials, respectively. There is currently no retail frontage, but medium-density residential areas surround it.
c. Shopping centers.		X		The property in question is not a shopping center.

NC3				
Criteria	Yes	No	Maybe	Comments/Description
2. Physical Conditions Favoring Designation as NC3.				
a. Served by principal arterial;	X			The property is adjacent to E Madison Street, a principal arterial.
b. Separated from low-density residential areas by physical edges, less- intense commercial areas or more-intense residential areas;			X	The parcel is separated from areas zoned for single family residences by both less intense commercially zoned areas (NC2/R) and more-intense, residentially zoned areas (L3). However, the parcel itself is immediately adjacent to single family residences within the NC2/R area to the north.
c. Highly accessible for large numbers of people (considering present and anticipated congestion) so that intense activity of a major commercial node can be accommodated;	X			The parcel is served by two arterials: E Madison Street and 19 th Ave E. The street network and transit service provide a high degree of accessibility.
d. Combination of circulation and transit system accommodates commercial traffic without drawing traffic through residential areas;	X			E Madison Street and 23 rd Ave E, along with King County Metro routes 11, 48, 12, and 8, provides access to patrons, employees, and residents of the East Madison Business District and this parcel without requiring them to travel through single family neighborhoods.
e. Excellent transit service;	X			The East Madison Business District is regularly served by King County Metro routes 11, 48, 12, and 8.
f. Presence of large, perhaps shared, off-street parking lots; land available for additional parking, or other means to accommodate parking demand.	X			The property has two small parking lots accessible from E Madison Street and 19 th Ave E. Future parking demand generated by redevelopment activity would need to be accommodated on-site.

Summary of Match Between NC3 Zone Criteria and Area Characteristics

The property is not currently functioning consistent with NC3 criteria, but is in the Master Use Permit process for redevelopment as a multi-story, mixed use structure, which could be consistent with NC3 function criteria.

The property does not positively match any of the locational criteria for existing character. It does, however, positively match all but one physical condition criteria for NC3. The property is served by a principal arterial, is buffered from low-density residentially zoned areas (although

three single family homes are immediately adjacent in the NC2/R zone to the north), is highly accessible for large numbers of people, will not necessarily draw traffic through residential areas, is served by 4 regular transit service bus routes, and can accommodate parking demand.

This property better meets the function and locational criteria for the NC3 zoning designation than either the NC2 or C1 designations.

C. Zoning History and Precedential Effect

Prior to 1986, the property was zoned BC (Community Business) under Seattle's Title 24 Zoning Code. The BC zone allowed for larger business centers serving the greater needs of several neighborhoods, including retail establishments such as banks, auto sales, theaters, and taverns. The maximum building height under the BC zoning designation was 60 feet. The northern-most section of the lot was zoned RM 800, which later changed and became part of the same lot.

Following adoption of the commercial portion Seattle's Title 23 Land Use Code in 1986, the main portion of the property was rezoned to NC3-65, and the northernmost portion was rezoned to L3. This changed in 1987, when the main portion and the small L3 parcel underwent a contract rezone to the existing C1-65 zoning designation.

D. Neighborhood Plans

According to the *Central Area Action Plan II*, "The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services."

Either NC2 or NC3 would be consistent with the goals of commercial revitalization, increasing housing options, and improving the pedestrian environment. The goal of serving the broader community it more appropriately served by the NC3 zoning designation than the NC2 designation. NC2 limits the size of most commercial uses to 15,000 square feet, while NC3 has no limit for most uses, which tends to draw businesses large enough to serve a regional customer base.

E. Zoning Principals

The area is a corner site and faces commercial zoning (NC3) on opposite corners. It is adjacent to L3 to the west and NC2/R-40 to the north, both of which function as transitions in height, bulk, and scale to less intensive zones from NC2 or NC3 with 65-foot height limits. NC2 or NC3 could potentially have a lesser impact on less intensive zones nearby by encouraging mixed-use, pedestrian-oriented development instead of automobile-oriented commercial uses, possibly resulting in fewer automobile trips to and from the area.

A change to NC3 would create a consistent zoning designation along East Madison Street. A change from C1 to NC2 would be more appropriate if the NC3 along Madison changed to NC2.

F. Impact Evaluation

Housing

Changing the zoning to NC2 or NC3 would have no impact on housing, as the two zones allow the same provisions for residential uses as C1 does.

Public Services

The change would have no impact on access to existing public services, although there is the possibility that the NC2 zone would limit the size and therefore amount of new public services that would potentially locate themselves in the area.

Environmental factors

NC2 or NC3 could have positive impacts on noise and air, due to decreased levels of traffic associated with pedestrian-oriented, mixed-use development, as opposed to automobile-oriented commercial uses.

Pedestrian safety

NC2 and NC3 could potentially improve pedestrian safety, as less traffic movements could be expected from the required pedestrian-oriented, mixed-use development.

Manufacturing Activity

No manufacturing uses presently exist in the area. Light manufacturing uses are allowed in both NC2 and NC3 zones, so a change to either of these would have no impact on the area. Under both designations, general and heavy manufacturing uses are not permitted.

Employment Activity

As the size of commercial uses would be limited in NC2, changing to this zoning designation could result in decreased employment activity as compared to the potential of C1 or NC3.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to NC2 or NC3 would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

Overall a change to NC2 or NC3 would have no greater negative impact on service capabilities than the existing C1 zoning designation. It is possible that NC2 would have a positive impact on street, transit, parking, and utility and sewer capacities due to the limited size of retail establishments in NC2 versus C1 or NC3. Street access would not be affected by a change to NC2 or NC3, and shoreline navigation is not applicable.

G. Changed Circumstances

The property in question is currently undergoing the Master Use Permit process for redevelopment to a multi-story mixed-use structure.

The applicant is proposing a mixed-use project that includes 7,000 square feet of retail and separate office space, with approximately 145 apartment units located on five floors of residential above the retail/office area. Approximately 207 parking spaces are to be provided partially below grade. Surface parking spaces will also be provided along the western side of the building fronting Madison and the north side of the building fronting 19th Ave.

Given the size of retail and office, the proposed development is likely to include businesses more supportive of the neighborhood than of the region. This type of development is more consistent with NC2 and NC3 types of development than C1. The size of retail space planned favors NC2 more than NC3, but the types of business that ultimately locate here will be the indicator as to whether the new building functions more as an NC2 or NC3 type of development.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

Rezoning this property to either NC2 or NC3 is consistent with the commercial area land use policies in the Code. According to SMC 23.12.070, “Neighborhood Commercial zones (NC1, NC2, NC3 and NC/R) are generally pedestrian-oriented areas, compatible with their surrounding neighborhoods.” The goal of the neighborhood plan for this area is to serve both local and destination shoppers with a variety of shops and services and to create a pedestrian-oriented character, which both the land use policies for NC3 and the NC2 zone itself support.

Evaluate NC2/R and L4 for a portion of the L3 area between E Madison Street and E Denny Street from a portion of the west side of 20th Ave E to the west side of 21st Ave E (Area 4) to determine if they provide a better buffer between NC3 and the mix of single family and multifamily homes to the north

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. NC2/R or L4 would allow for increased housing opportunities compared to L3.

B. Match Between Zone Criteria and Area Characteristics

NC2/R (Area 4)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area designated as NC2/R functions as an NC2 zone while maintaining existing residential uses and/or promoting increased residential development. These areas provide locations for moderate density residential development in single purpose and mixed use structures; limit single purpose commercial development; and encourage commercial storefronts built to the street property line.			X	The area does not presently function as an NC2 zone – it is not a pedestrian-oriented shopping area, nor does it include any services to the neighborhood. However, NC2/R could maintain existing residential uses and promote increased residential development in the area.
NC2 Criteria				
2. Desired Characteristics.				
a. Variety of small to medium-sized neighborhood-serving businesses;		X		The area currently has no businesses.
b. Continuous storefronts with commercial use, built to the front property line;		X		There are no commercial uses or storefronts in the area.
c. Pedestrian friendly atmosphere;	X			The residential nature of the streets, which include the presence of sidewalks, planting strips separating the street from

NC2/R (Area 4)				
Criteria	Yes	No	Maybe	Comments/Description
				the pedestrian, and low traffic volumes make the area pedestrian friendly.
d. Shoppers can drive to the area, but walk from store to store.		X		No businesses or off-street parking facilities currently existing in the area.
B. Locational Criteria. Neighborhood Commercial 2 zone designation is most appropriate in areas generally characterized by the following:				
1. Existing Character.				
a. Medium sized node generally surrounded by low- to medium-density residential areas; or		X		The area is not a commercial node, although low- and medium-density residential areas surround it to the west, north, and east.
b. Small commercial area located at the edge of a larger business area, which provides a transition between intense commercial activity and surrounding areas; or		X		If changed to NC2/R, this area would be a smaller commercial area at the edge of a larger business area.
c. Area in the core of an established commercial district characterized by a concentration of small retail and service uses; or		X		The area is not in the core of an established commercial district.
d. Commercial area along major arterial where lots are generally small and shallow, and are surrounded by low-density residential areas.		X		Residential streets are used to access the area. The properties within the area are small to medium sized and in some cases could be described as shallow.
2. Physical Conditions Favoring Designation as NC2.				
a. Surrounded by low- to medium-density residential areas;	X			The area is surrounded by a mix of two- to three-story single family homes, some of which have been converted to apartments, and three- to four-story multifamily structures.
b. Lack of strong edges to buffer the residential areas;			X	The strongest edge separating the area proposed for NC2/R would be E Denny Way.
c. Lack of vacant land or land appropriate for additional commercial development within the commercial area;			X	There is a lack of vacant land, although several parcels do hold vacant buildings.

NC2/R (Area 4)				
Criteria	Yes	No	Maybe	Comments/Description
d. Access is through low- and medium-density residential areas;	X			Access would be from E Denny Way and 20 th Ave, through low to medium density residential areas.
e. Located on streets with good capacity (major traffic streets and minor arterials), but generally not on major transportation corridors;	X			The area is within one-half block of a major and minor arterial (E. Madison Street and 19 th Ave E) but is directly located on residential streets.
f. Limited transit service (i.e., a few routes);			X	There are four King County Metro routes in the immediate vicinity: # 11, 48, 12, and 8.
g. Limited off-street parking capacity; may include a parking area for a supermarket or other larger use.			X	There is no off-street parking capacity currently present beyond that provided for existing single and multifamily homes.

Summary of Match Between NC2/R Zone Criteria and Area Characteristics

The area currently does not function as NC2, nor does it meet existing condition criteria, while only meeting a few of the criteria for physical conditions. However, from height, bulk, and scale perspective, NC2/R at an appropriate height would provide a better transition and buffer between single and multi-family homes in the L3 zone and the NC3-65 development along East Madison Street.

Lowrise 4				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area that provides moderate density multifamily infill development in residential neighborhoods already characterized by moderate density residential structures, with good vehicular circulation, adequate alleys, and on-street parking.	X			The area currently provides moderate density multifamily housing, is served by nearby major and minor arterials, has alleyways, and on-street parking is available.
B. Locational Criteria.				
1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L4 designation are limited to the following:				
a. Properties already zoned L4;		X		The properties in the area are currently zoned L-3.

Lowrise 4				
Criteria	Yes	No	Maybe	Comments/Description
b. Properties in areas already developed predominantly to the permitted L4 density and where L4 scale is well established; or			X	Overall the area is of mixed density and scale. One property – the most prominent in the area – is developed above L4 density (southeast corner of E Denny Way and 20 th Ave E). The area as a whole is not predominantly developed to L4 scale, as even recent developments in this L3 area are underdeveloped, consistent with this type of development in the rest of the city.
c. Properties within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.	X			This area is within the Central Area Residential Urban Village. Rezoning this area to L4 would be consistent with the Comprehensive Plan requirements for the Madison Miller neighborhood's growth targets: 400 households.
2. Properties designated as environmentally critical may	X			The properties in this area are not within an environmentally critical area.

Lowrise 4				
Criteria	Yes	No	Maybe	Comments/Description
not be rezoned to an L4 designation, and may remain L4 only in areas predominantly developed to the intensity of the L4 zone.				
3. Other Criteria. The Lowrise 4 zone designation is most appropriate in areas generally characterized by the following:				
a. Development Characteristics of the Area.				
(1) Either:				
(a) Areas that are already developed predominantly to the permitted L4 density and where L4 scale is well established, or			X	Overall the area is of mixed density and scale. One property – the most prominent in the area – is developed above L4 density. The area as a whole is not predominantly developed to L4 scale, as even recent developments in this L3 area are underdeveloped, consistent with the rest of the city.
(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in	X			This area is within the Central Area Residential Urban Village. Rezoning this area to L4 would be consistent with the Comprehensive Plan requirements for the Madison Miller neighborhood's growth targets: 400 households.

Lowrise 4				
Criteria	Yes	No	Maybe	Comments/Description
the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.				
(2) Areas of sufficient size to promote a high quality, higher density residential environment where there is good pedestrian access to amenities;	X			The area is of sufficient size to promote high quality, moderate- and high-density residential development. It is directly adjacent to a rapidly growing commercial center.
(3) Areas generally platted with alleys that can provide access to parking, allowing the street frontage to remain uninterrupted by driveways, thereby promoting a street environment better suited to the level of pedestrian activity associated with higher density residential environments;	X			The area is platted with alleys.
(4) Areas with good internal vehicular circulation, and good access to sites, preferably from alleys. Generally, the width of principal streets in the area should be sufficient to allow for two (2) way traffic and parking along at least one (1) curbside.	X			The area has good internal vehicular circulation, access, and alleys. Adjacent street widths allow two-way traffic and parking on at least one side of the street.
b. Relationship to the Surrounding Areas.				
(1) Properties in areas adjacent to concentrations of employment;	X			The area is directly adjacent to the East Madison Business District, a developing mixed-use commercial center that allows for concentrations of employment.
(2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good to excellent and street	X			The area is regularly served by four King County Metro bus routes: #8, 11, 48, and 12, which provide connections to several other parts of Seattle, including the University of Washington and downtown. Street capacity is sufficient to accommodate the moderate density of

Lowrise 4				
Criteria	Yes	No	Maybe	Comments/Description
capacity is sufficient to accommodate traffic generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;				housing development allowed by Lowrise 4. Vehicular access could be from 19 th Ave E or E Madison Street and would not require use of streets in less intensive residential areas.
(3) Properties with close proximity and with good pedestrian connections to services in neighborhood commercial areas, public open spaces and other residential amenities;	X			The area is in close proximity and has good pedestrian connections provided by residential streets with planting strips separating the sidewalks from the street to a growing number of East Madison Business District services, as well as open space and community services at Miller Park to the north.
(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.	X			The area would be buffered from single family-zoned areas to the north by E John Street as well as existing L3 zoning, providing a transition in scale, height, and density from the NC3-65 zoned properties along E Madison Street. The overall intent of rezoning this area to L4 would be to provide this smoother transition between these zoning designations.

Summary of Match Between L4 Zone Criteria and Area Characteristics

The area's function is in keeping with that of Lowrise 4 zoning. Among locational criteria, the area meets threshold conditions in that it is within an urban village and rezoning to L4 would accommodate the neighborhoods growth targets. The area is developed to a mixed density and scale indicative of the transitional nature of the area, with its most prominent feature a brick, two and one-half story apartment building built in 1927 at a density above that allowed in the L4 zone.

Among other locational criteria, the area positively meets most of the development characteristics for L4, and meets all of the criteria for relationship to surrounding areas.

C. Zoning History and Precedential Effect

The area was originally developed primarily as a single-family residential neighborhood. The most prominent building in the area, a two and one-half story brick apartment building, was built in 1927. From 1959 to 1982, the area was zoned Multiple Residence Low Density 800 (RM 800). RM 800 was similar to existing zoning in that it allowed the same density limit of one unit for every 800 square feet of lot area, but with a 35 foot height limit instead of the current 30 feet. In 1982, the City adopted new multifamily policies and land use regulations, and the area

became Lowrise 3. Between 1982 and 1989, the development standards for the L3 designation were less restrictive. Changes in 1989 lowered the height limit from 37 feet to 30 feet, established density and lot coverage limits, increased setbacks, and reduced the width and depth of structures.

D. Neighborhood Plans

According to the *Central Area Action Plan II*, “The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services.”

Additionally, the plan includes policies to increase housing options and residential densities near the commercial area. Changing this area to either NC2/R or L4 would be consistent with this policy. An increased number of residents could better support the nearby commercial area, by being able to walk to a local shop or service, the bus stop, or their place of employment.

E. Zoning Principals

Both potential changes would make use of zone boundaries, platted lot lines, and streets. Either NC2/R or L4 would help buffer the impact of NC3-65 development along E Madison Street on residential uses to the north by allowing a smoother transition in height, bulk and scale, than the existing L3 zoning designation. In the case of NC2/R, E Denny Way would serve as the physical buffer separating any possible commercial uses from L3 residential uses.

F. Impact Evaluation

Housing

Changing the zoning to L4 or NC2/R would have a positive impact on housing, as the both zones allow more residences than the existing zoning. In L4 (as in L3), single-purpose residential development is allowed outright. L4 allows development at a density of one unit per 600 square feet of lot area, compared to 800 in L3. NC2/R would allow single-purpose residential without a density limit through a conditional use process. The conditional use process would not be necessary if a neighborhood plan amendment was made specifying that single-purpose residential is allowed outright.

Public Services

The change would have no impact on access to existing public services. A change to NC2/R could potentially allow locations for public services.

Environmental factors

Both options would increase traffic to and from the area, particularly NC2/R, impacting noise and air in a negative manner. Heights for NC2/R would need to consider shadows onto L3 uses to the north. From a broader perspective, increasing the amount of residences near the East Madison Business District, a pedestrian-oriented commercial area well served by transit with an increasing number of services, could decrease automobile trips.

Pedestrian safety

A change to either L4 or NC2/R could potentially have a negative impact on pedestrian safety, as more automobile movements could be expected to the area, particularly to potential commercial uses in NC2/R. These impacts could in part be mitigated by existing physical conditions: the area in question has sidewalks separated from the street by planting strips, and automobiles can access sites from the alleys. Additionally, from a converse standpoint, greater densities and pedestrian activity could mean more pedestrians, which could cause automobiles travelling through the area to slow down.

Manufacturing Activity

No manufacturing uses presently exist in the area, so a change to L4 would have no impact. Light manufacturing uses are allowed in the NC2/R zones. Under both designations, general and heavy manufacturing uses are not permitted.

Employment Activity

A change to NC2/R could have a positive impact on employment activity as it allows commercial uses. A change to L4 would have no impact on employment activity in the area in question. A change to either designation could positively affect employment activity in the East Madison Business District and Seattle as a whole by allowing more residents to live near places of work or quick access to transit to other areas of the city.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to L4 or NC2/R would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

A change to L4 or NC2/R could have a greater negative impact on service capabilities than the existing L4 zoning designation. It is possible that either designation, but particularly NC2/R, could have a negative impact on street, transit, parking, and utility or sewer capacities due to allowed commercial uses. Street access would not be affected by either change, and shoreline navigation is not applicable.

G. Changed Circumstances

Since changes to multifamily land use code in 1989, new developments in the Lowrise 3 zone have not built to the maximum density allowed by the zone, and sometimes do not take full advantage of the height and scale allowed (the “Miller Mews” development at 1815 20th Ave is an example).

Additional residential capacity in the form of L4 or NC2/R in this transition area can also assist in supporting the role of the E Madison Business District being a regional commercial center by putting more potential customers and employees near services.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

A change to L4 in this area would help achieve the broad multifamily land use objectives of providing new housing opportunities, while ensuring new development that is compatible with the existing character of the neighborhood. Lowrise 4 would allow for a slightly higher density and larger scale of infill development than what is currently allowed, thus creating a smoother transition between adjacent NC3-65 and L3 uses. Lowrise 4 would also help achieve *the Central area Action Plan* policy of encouraging increased density in and around the commercial area.

Changing the zoning designation in this area to NC2/R would also help achieve the multifamily land use objectives of providing new housing opportunities, and at an appropriate height would also maintain compatibility with the existing character of the neighborhood. A change to NC2/R is also consistent with the commercial area land use policies in the Land Use Code. According to SMC 23.12.070, “Neighborhood Commercial zones (NC1, NC2, NC3 and NC/R) are generally pedestrian-oriented areas, compatible with their surrounding neighborhoods.” The goal of the neighborhood plan for this area is to serve both local and destination shoppers with a variety of shops and services and to create a pedestrian-oriented character, as well as to increase housing opportunities near the commercial center, which both the land use policies for and the NC2/R zone itself support.

Implementing a change in zoning from L3 to NC2/R for this area would need to be through a new or amended neighborhood plan policy intended to further buffer the single and multifamily homes in the L3 zone to the north from the NC3-65 development along Madison. To allow new NC2/R, an amendment to the neighborhood plan is necessary. If such action were taken, it is also recommended that the amendment specifically allow single-purpose residential buildings in the area to limit the amount of impact on existing residential uses while keeping a commercial focus along E. Madison Street.

Evaluate L4 for a portion of the L3 area between E Madison Street and E Denny Street from the east side of 21st Ave E to the west side of 23rd Ave E (Area 3a and 3b) to determine if it will provide a better buffer between NC3 and the mix of single family and multifamily homes to the north

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. L4 would allow for more housing opportunities than L3.

B. Match Between Zone Criteria and Area Characteristics

Lowrise 4 (Area 3a and 3b)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area that provides moderate density multifamily infill development in residential neighborhoods already characterized by moderate density residential structures, with good vehicular circulation, adequate alleys, and on-street parking.	X			The area currently provides moderate density multifamily housing, is served by nearby major and minor arterials, has (limited) access to alleyways, and on-street parking is available.
B. Locational Criteria.				
1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L4 designation are limited to the following:				
a. Properties already zoned L4;	X			The properties in the area are currently zoned L-3.
b. Properties in areas already developed predominantly to the permitted L4 density and where L4 scale is well established; or	X			Overall the area is of mixed density and scale. One property – the most prominent in the area – is developed above L4 density (along 23 rd Ave E between E John Street and E Denny Way). The area as a whole is not predominantly developed to L4 scale, as even recent developments in this L3 area are underdeveloped, consistent with this type of development in the rest of the city.
c. Properties within an urban center or urban village, except as provided	X			This area is within the Central Area Residential Urban Village. Rezoning this area to L4 would be consistent with

Lowrise 4 (Area 3a and 3b)				
Criteria	Yes	No	Maybe	Comments/Description
in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.				the Comprehensive Plan requirements for the Madison Miller neighborhood's growth targets: 400 households.
2. Properties designated as environmentally critical may not be rezoned to an L4 designation, and may remain L4 only in areas predominantly developed to the intensity of the L4 zone.	X			The properties in this area are not within an environmentally critical area.
3. Other Criteria. The Lowrise 4 zone designation is most appropriate in areas generally characterized by the following:				
a. Development Characteristics of the Area.				
(1) Either:				
(a) Areas that are already developed predominantly to the permitted L4 density and where L4 scale is well	X			Overall the area is of mixed density and scale. One property – the most prominent in the area – is developed above L4 density. The area as a whole is

Lowrise 4 (Area 3a and 3b)				
Criteria	Yes	No	Maybe	Comments/Description
established, or				not predominantly developed to L4 scale, as even recent developments in this L3 area are underdeveloped, consistent with the rest of the city.
(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.	X			This area is within the Central Area Residential Urban Village. Rezoning this area to L4 would be consistent with the Comprehensive Plan requirements for the Madison Miller neighborhood's growth targets: 400 households.
(2) Areas of sufficient size to promote a high quality, higher density residential environment where there is good pedestrian access to amenities;	X			The area is of sufficient size to promote high quality, moderate- and high-density residential development. It is directly adjacent to a rapidly growing commercial center with pedestrian access via residential streets with planting strips and sidewalks. Amenities will increase as developments in the area are completed.

Lowrise 4 (Area 3a and 3b)				
Criteria	Yes	No	Maybe	Comments/Description
(3) Areas generally platted with alleys that can provide access to parking, allowing the street frontage to remain uninterrupted by driveways, thereby promoting a street environment better suited to the level of pedestrian activity associated with higher density residential environments;			X	Part of the area is platted with alleys.
(4) Areas with good internal vehicular circulation, and good access to sites, preferably from alleys. Generally, the width of principal streets in the area should be sufficient to allow for two (2) way traffic and parking along at least one (1) curbside.	X			The area has good internal vehicular circulation, access, and alleys are present between 21 st and 22 nd Ave E. Adjacent street widths allow two-way traffic and parking on at least one side of the street.
b. Relationship to the Surrounding Areas.				
(1) Properties in areas adjacent to concentrations of employment;	X			The area is directly adjacent to the East Madison Business District, a developing mixed-use commercial center that allows for concentrations of employment.
(2) Properties in areas that are directly accessible to regional transportation facilities, especially transit, providing connections to major employment centers, including arterials where transit service is good to excellent and street capacity is sufficient to accommodate traffic generated by higher density development. Vehicular access to the area should not require use of streets passing through less intensive residential areas;	X			The area is regularly served by four King County Metro bus routes: #8, 11, 48, and 12, which provide connections to several other parts of Seattle, including the University of Washington and downtown. Street capacity is sufficient to accommodate the moderate density of housing development allowed by Lowrise 4. Vehicular access could be from E John Street, 23rd Ave E, or E Madison Street and would not require use of streets in less intensive residential areas.
(3) Properties with close proximity and with good pedestrian connections to	X			The area is in close proximity and has good pedestrian connections provided by residential streets with planting strips

Lowrise 4 (Area 3a and 3b)				
Criteria	Yes	No	Maybe	Comments/Description
services in neighborhood commercial areas, public open spaces and other residential amenities;				separating the sidewalks from the street to a growing number of East Madison Business District services, as well as open space and community services at Miller Park to the north.
(4) Properties with well-defined edges providing sufficient separation from adjacent areas of small scale residential development, or where such areas are separated by zones providing a transition in the height, scale and density of development.	X			The area would be buffered from single family-zoned areas to the north by E John Street as well as existing L3 zoning, providing a transition in scale, height, and density from the NC3-85 zoned properties along E Madison Street. The overall intent of rezoning this area to L4 would be to provide this smoother transition between these zoning designations.

Summary of Match Between L4 Zone Criteria and Area Characteristics

The area's function is in keeping with that of Lowrise 4 zoning. Among locational criteria, the area meets threshold conditions in that it is within an urban village and rezoning to L4 would accommodate the neighborhoods growth targets. The area is developed to a mixed density and scale indicative of the transitional nature of the area, with its most prominent feature a brick, two and one-half story apartment building built in 1927 at a density above that allowed in the L4 zone.

Among other locational criteria, the area positively meets most of the development characteristics for L4, and meets all of the criteria for relationship to surrounding areas.

C. Zoning History and Precedential Effect

The area was originally developed primarily as a single-family residential neighborhood. The most prominent building in the area, a four-story apartment building along 23rd Ave E, was built in 1968. From 1959 to 1982, the area was zoned Multiple Residence Low Density 800 (RM 800). RM 800 was similar to existing zoning in that it allowed the same density limit of one unit for every 800 square feet of lot area, but with a 35 foot height limit instead of the current 30 feet. In 1982, the City adopted new multifamily policies and land use regulations, and the area became Lowrise 3. Between 1982 and 1989, the development standards for the L3 designation were less restrictive. Changes in 1989 lowered the height limit from 37 feet to 30 feet, established density and lot coverage limits, increased setbacks, and reduced the width and depth of structures.

D. Neighborhood Plans

According to the *Central Area Action Plan II*, "The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District,

extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services.”

Additionally, the plan includes policies to increase housing options and residential densities near the commercial area. Changing this area to L4 would be consistent with this policy. An increased number of residents would better support the nearby commercial area, by being able to walk to a local shop or service, the bus stop, or their place of employment.

E. Zoning Principals

Both potential changes would make use of zone boundaries, platted lot lines, and streets. The boundary for the recommended change addresses properties on facing streets and shadows projected by potential new development. A change to L4 would help buffer the impact of NC3-85 development along E Madison Street on residential uses to the north by allowing a smoother transition in bulk, scale and particularly height, than the existing L3 zoning designation.

F. Impact Evaluation

Housing

Changing the zoning to L4 would have a positive impact on housing, as it allows more residences than the existing zoning. In L4 (as in L3), single-purpose residential development is allowed outright. L4 allows development at a density of one unit per 600 square feet of lot area, compared to 800 in L3.

Public Services

The change to L4 would have no impact on access to existing public services.

Environmental factors

A change to L4 would increase traffic to and from the area, slightly impacting noise and air in a negative manner relative to the existing zoning. From a broader perspective, increasing the amount of residences near the East Madison Business District, a pedestrian-oriented commercial area well served by transit with an increasing number of services, could decrease automobile trips.

Pedestrian safety

A change to L4 could potentially have a negative impact on pedestrian safety, as more automobile movements could be expected to the area. These impacts could in part be mitigated by existing physical conditions: the area in question has sidewalks separated from the street by planting strips, and automobiles can access sites from the alleys. Additionally, from a converse standpoint, greater densities and pedestrian activity could mean more pedestrians, which could cause automobiles travelling through the area to slow down.

Manufacturing Activity

No manufacturing uses presently exist in the area, so a change to L4 would have no impact.

Employment Activity

A change to L4 would have no impact on employment activity in the area in question. A change to this designation could positively affect employment activity in the East Madison Business District and Seattle as a whole by allowing more residents to live near places of work or quick access to transit to other areas of the city, including downtown.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to L4 would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

A change to L4 could have a slightly greater negative impact on service capabilities than the existing L4 zoning designation. It is possible that this designation could have a negative impact on street, transit, parking, and utility or sewer capacities due to an increased number of residences. Street access would not be affected by either change, and shoreline navigation is not applicable.

G. Changed Circumstances

Since changes to multifamily land use code in 1989, new developments in the Lowrise 3 zone have not built to the maximum density allowed by the zone, and sometimes do not take full advantage of the height and scale allowed (the “Miller Mews” development at 1815 20th Ave is an example).

Additional residential capacity in the form of L4 in this transition area can also greatly assist in supporting the role of the E Madison Business District being a regional commercial center by putting more potential customers and employees near services.

Recently an application was filed for a Master Use Permit for an 85-foot mixed-use building at the corner of 22nd Ave E and E Madison Street. An increase to L4 in this area would assist in buffering the impact of the height of this development on nearby residential uses.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

A change to L4 in this area would help achieve the broad multifamily land use objectives of providing new housing opportunities, while ensuring new development that is compatible with the existing character of the neighborhood. Lowrise 4 would allow for a slightly higher density and larger scale of infill development than what is currently allowed, thus creating a smoother transition between adjacent NC3-85 and L3 uses. Lowrise 4 would also help achieve the *Central area Action Plan II* policy of encouraging increased density in and around the commercial area.

Evaluate the original neighborhood planning recommendation of rezoning L2 along 23rd Ave E (Area 10) to L3

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. L3 would allow for more housing opportunities than L2.

B. Match Between Zone Criteria and Area Characteristics

Lowrise 3 (Area 10)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area that provides moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures.	X			The area provides opportunities for three-story apartment and townhouse infill development at a scale consistent with existing single- and multi-family residences. Several parcels in the area are vacant.
B. Locational Criteria.				
1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:				
a. Properties already zoned L3;		X		The area is zoned L2.
b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or	X			This area has a mix of housing types, including a few single-family homes, along with a variety of 4-plex, 3-plx, and duplexes, along with a new three-story townhouse development. The new townhouses are at a density consistent with that of most new Lowrise 3 development; very few new developments build to the density permitted by L3.
c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with	X			The area is within the Central Area Residential Urban Village. Changing the zoning to L3 would be consistent with densities required to meet the Madison-Miller neighborhood's growth target of 400 households.

Lowrise 3 (Area 10)				
Criteria	Yes	No	Maybe	Comments/Description
existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.				
2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the intensity of the L3 zone.	X			No properties within this area have been designated environmentally critical.
3. Other Criteria. The Lowrise 3 zone designation is most appropriate in areas generally characterized by the following:				
a. Development Characteristics of the Area.				
(1) Either:				
(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, or	X			This area has a mix of housing types, including a few single-family homes, along with a variety of 4-plex, 3-plx, and duplexes, along with a new three-story townhouse development. The new townhouses are at a density consistent with that of most new Lowrise 3

Lowrise 3 (Area 10)				
Criteria	Yes	No	Maybe	Comments/Description
				development; very few new developments build to the density permitted by L3.
(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.	X			The area in question is within the Central Area Residential Urban Village and the L3 zoning designation in the area is consistent with the densities required to meet the Madison-Miller neighborhood's growth target of 400 households.
(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbside.	X			The street pattern is comprised of a hierarchy of minor and major arterials fed by residential streets. On-site parking can be accessed through alleys, which are present in this area. Parking is not allowed on 23 rd Ave E.
b. Relationship to the Surrounding Areas.				

Lowrise 3 (Area 10)				
Criteria	Yes	No	Maybe	Comments/Description
(1) Properties in areas that are well served by public transit and have direct access to arterials, so that vehicular traffic is not required to use streets that pass through less intensive residential zones;	X			The properties within the area in question are adjacent to 23 rd Ave E, a major arterial. Vehicular traffic generated by the homes in this area would not need to pass through less intensive residential zones. Public transit routes along E Madison St, 19th Ave E, 23rd Ave E, and E John St serve the area.
(2) Properties in areas with significant topographic breaks, major arterials or open space that provide sufficient transition to LDT or L1 multifamily development;	X			The properties in the study area lie between two topographic breaks – one that runs north-south approximately along 19 th Ave E, and one that runs north-south midblock between 20th and 21 st Ave E. This relatively flat area is buffered from adjacent single family-zoned areas by the two topographic breaks and Pine Street to the south.
(3) Properties in areas with existing multifamily zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities;	X			Properties within the study area are within two blocks of East Madison Business District, which offers a variety of neighborhood services. Miller Park Community Center and playfields are within two blocks to the north. Pedestrian connections are provided via sidewalks separated from the street by planting strips.
(4) Properties that are adjacent to business and commercial areas with comparable height and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.	X			As L3 this would provide a smoother transition in height, bulk, and scale from NC zones to the north and west to L1 and Single Family-zoned areas to the east and south than the existing L2 designation.

Summary of Match Between L3 Zone Criteria and Area Characteristics

This area is currently functioning consistent with that of an L3-zoned area. The area meets all of the locational criteria for the L3 zoning designation, as it has space available for apartment and townhouse infill that is compatible with existing development, and it is within the Central Area Residential Urban Village. Additionally, the local street pattern allows good access and limits the amount of traffic that must travel through less-intensive areas, the streets are wide enough to

accommodate parking on two sides. Further, the area lies between two topographic breaks, which limits the impact on adjacent single family-zoned properties.

C. Zoning History and Precedential Effect

From 1959 to 1960, the area was zoned Residential Duplex 5000 (RD 5000). RD 5000 allowed for one duplex per 5000 square feet of lot area. In 1960, the area between E Denny Way and E Howell Street was rezoned to RM, or Multiple Residence Low Density, which was refined in 1965 to RM 800.

RM 800 was similar to existing zoning, except that it allowed a density limit of one unit for every 800 square feet of lot area, and a 35 foot height limit instead of the current 25 feet. In 1982, the City adopted new multifamily policies and land use regulations, and the area became Lowrise 2. Between 1982 and 1989, the development standards for the L2 designation were less restrictive. Changes in 1989 lowered the height limit from 30 feet to 25 feet, established density and lot coverage limits, increased setbacks, and reduced the width and depth of structures.

D. Neighborhood Plans

According to the *Central Area Action Plan II*, “The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services.”

Additionally, the plan includes policies to increase housing options and residential densities near the commercial area. Changing this area to L3 would be consistent with this policy. An increased number of residents would better support the nearby commercial area, by being able to walk to a local shop or service, the bus stop, or their place of employment.

E. Zoning Principals

The zoning designation change to L3 would make use of zone boundaries, platted lot lines, and streets. The change would help buffer the impact of NC3-65 development along 23rd Ave E on residential uses to the east by allowing a smoother transition in height, bulk and scale, than the existing L2 zoning designation. The topographic break to the east would serve as the physical buffer separating the proposed L3 from L2.

F. Impact Evaluation

Housing

Changing the zoning to L3 would have a positive impact on housing, as the L3 designation allows more residences than the existing zoning.

Public Services

The change would have no impact on access to existing public services.

Environmental factors

An increase to L3 could increase traffic to and from the area, impacting noise and air in a negative manner. From a broader perspective, increasing the amount of residences near the East Madison Business District, a pedestrian-oriented commercial area well served by transit with an

increasing number of services, could decrease automobile trips by encouraging people to walk to nearby services or the bus stop to get to work.

Pedestrian safety

A change to L3 could potentially have a negative impact on pedestrian safety, as more automobile movements could be expected to the area. However, increased housing could also result in greater pedestrian activity in the area, which could serve to slow traffic down.

Manufacturing Activity

No manufacturing uses presently exist in the area, so a change to L3 would have no impact. Under this designation, light, general, and heavy manufacturing uses are not permitted.

Employment Activity

A change to L3 would have no impact on employment activity as no places of employment exist within the area in question. A change to L3 could positively affect employment activity in the East Madison Business District and Seattle as a whole by allowing more residents to live near places of work or quick access to transit to other areas of the city.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to L3 would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

A change to L3 could have a greater negative impact on service capabilities than the existing L2 zoning designation. It is possible that the change could have a negative impact on street, transit, parking, and utility or sewer capacities due to slightly increased densities. Street access would not be affected by either change, and shoreline navigation is not applicable.

G. Changed Circumstances

Recently an application was filed for a Master Use Permit for a 65-foot mixed-use building along 23rd Ave E, adjacent to the area in question. An increase to L3 could assist in buffering the impact of the scale and height of this development on nearby residential uses.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

A change to L3 in this area would help achieve the broad multifamily land use objectives of providing new housing opportunities, while ensuring new development that is compatible with the existing character of the neighborhood. Lowrise 3 would allow for a slightly higher density

and larger scale of infill development than what is currently allowed, thus creating a smoother transition between adjacent NC3-65 and L2 uses. Lowrise 3 would also help achieve the *Central area Action Plan II* policy of encouraging increased density in and around the commercial area.

Evaluate changing the block of L2 bounded by 19th and 20th Avenues E and E Madison and E Pine Street (Area 8) to L3

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. L3 would allow for more housing opportunities than L2.

B. Match Between Zone Criteria and Area Characteristics

Lowrise 3 (Area 8)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area that provides moderate scale multifamily housing opportunities in multifamily neighborhoods where it is desirable to limit development to infill projects and conversions compatible with the existing mix of houses and small to moderate scale apartment structures.	X			The area provides opportunities for three-story apartment and townhouse infill development at a scale consistent with existing single- and multi-family residences. Several parcels in the area are vacant or are in use as surface parking lots.
B. Locational Criteria.				
1. Threshold Conditions. Subject to subsection B2 of this section, properties that may be considered for an L3 designation are limited to the following:				
a. Properties already zoned L3;		X		The area is zoned L2.
b. Properties in areas already developed predominantly to the permitted L3 density and where L3 scale is well established; or	X			The majority of the area in question is owned and operated by the Mount Zion Baptist Church and is occupied by the church itself and associated surface parking lots. There are a handful of duplexes and single family homes in the area, a new three-story townhouse development, and an older one-story bungalow development. The new townhouses and the older bungalows are at a density consistent with that of most new Lowrise 3 development. Very few new developments build to the density permitted by L3. The bungalows are at a height and scale that is lower than nearby single family homes, and as such

Lowrise 3 (Area 8)				
Criteria	Yes	No	Maybe	Comments/Description
				functions as a buffer between single and multifamily housing.
c. Properties within an urban center or village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B1c shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.	X			The area is within the Central Area Residential Urban Village. Changing the zoning to L3 would be consistent with densities required to meet the Madison-Miller neighborhood's growth target of 400 households.
2. Properties designated as environmentally critical may not be rezoned to an L3 designation, and may remain L3 only in areas predominantly developed to the intensity of the L3 zone.	X			No properties within this area have been designated environmentally critical.
3. Other Criteria. The Lowrise 3 zone designation is most appropriate in areas generally characterized by the following:				
a. Development Characteristics of the Area.				

Lowrise 3 (Area 8)				
Criteria	Yes	No	Maybe	Comments/Description
(1) Either:				
(a) Areas that are already developed predominantly to the permitted L3 density and where L3 scale is well established, or	X			The majority of the area in question is owned and operated by the Mount Zion Baptist Church and is occupied by the church itself and associated surface parking lots. There are a handful of duplexes and single family homes in the area, a new three-story townhouse development, and an older one-story bungalow development. The new townhouses and the bungalows are at a density consistent with that of most new Lowrise 3 development. The bungalows are at a height and scale that is lower than nearby single family homes, and as such functions as a buffer between single and multifamily housing.
(b) Areas that are within an urban center or urban village, except as provided in this subsection below, where less emphasis shall be placed on density and scale compatibility with existing development, when the designation will be consistent with the densities required for the center or village category as established in Section B of the Land Use Element of the Comprehensive Plan, unless otherwise indicated by a neighborhood plan adopted or amended by the City Council after January 1, 1995. This subsection B3a(1)(b) shall not apply in the Wallingford Residential Urban Village, in the Eastlake Residential Urban Village, in the Upper Queen Anne Residential Urban Village, in the Morgan Junction Residential Urban Village, in the Lake City Hub Urban	X			The area in question is within the Central Area Residential Urban Village and the L3 zoning designation in the area is consistent with the densities required to meet the Madison-Miller neighborhood's growth target of 400 households.

Lowrise 3 (Area 8)				
Criteria	Yes	No	Maybe	Comments/Description
Village, in the Bitter Lake Village Hub Urban Village, or in the Admiral Residential Urban Village.				
(2) Areas where the street pattern provides for adequate vehicular circulation and access to sites. Locations with alleys are preferred. Street widths should be sufficient for two (2) way traffic and parking along at least one (1) curbside.	X			The street pattern is comprised of a hierarchy of minor and major arterials fed by residential streets. The pattern in this area includes streets wide enough for two-way traffic parking on at least one side of the street, although no alleys are present in the area.
b. Relationship to the Surrounding Areas.				
(1) Properties in areas that are well served by public transit and have direct access to arterials, so that vehicular traffic is not required to use streets that pass through less intensive residential zones;	X			The properties within the area in question are within one to two blocks of minor (John St) or major (Madison St) arterials. Vehicular traffic generated by the homes in this area would not need to pass through less intensive residential zones. Public transit routes along E Madison St, 19th Ave E, 23rd Ave E, and E John St serve the area.
(2) Properties in areas with significant topographic breaks, major arterials or open space that provide sufficient transition to LDT or L1 multifamily development;	X			The properties in the study area lie between two topographic breaks – one that runs north-south approximately along 19 th Ave E, and one that runs north-south midblock between 20th and 21 st Ave E. This relatively flat area is buffered from adjacent single family-zoned areas by the two topographic breaks and Pine Street to the south.
(3) Properties in areas with existing multifamily zoning with close proximity and pedestrian connections to neighborhood services, public open spaces, schools and other residential amenities;	X			Properties within the study area are within two blocks of East Madison Business District, which offers a variety of neighborhood services. Miller Park Community Center and playfields are within two blocks to the north. Pedestrian connections are provided via sidewalks separated from the street by planting strips.
(4) Properties that are adjacent to business and commercial areas with comparable height	X			As L3 this would provide a smoother transition in height, bulk, and scale from NC zones to the north and west to L2 -

Lowrise 3 (Area 8)				
Criteria	Yes	No	Maybe	Comments/Description
and bulk, or where a transition in scale between areas of larger multifamily and/or commercial structures and smaller multifamily development is desirable.				zoned areas to the east and south than the existing L2 designation.

Summary of Match Between L3 Zone Criteria and Area Characteristics

This area is currently functioning consistent with that of an L3-zoned area. The area meets all of the locational criteria for the L3 zoning designation, as it has space available for apartment and townhouse infill that is compatible with existing development, and it is within the Central Area Residential Urban Village. Additionally, the local street pattern allows good access and limits the amount of traffic that must travel through less-intensive areas, the streets are wide enough to accommodate parking on two sides. Further, the area lies between two topographic breaks, which limits the impact on adjacent single family-zoned properties.

C. Zoning History and Precedential Effect

The area was originally developed primarily as a single-family residential neighborhood. From 1959 to 1982, the area was zoned Residential Duplex 5000 (RD 5000). RD 5000 was similar to existing single family zoning except that it allowed one duplex per 5000 square feet of lot area. In 1982, the City adopted new multifamily policies and land use regulations, and the area became Lowrise 2. Between 1982 and 1989, the development standards for the L2 designation were less restrictive. Changes in 1989 lowered the height limit from 30 feet to 25 feet, established density and lot coverage limits, increased setbacks, and reduced the width and depth of structures.

D. Neighborhood Plans

According to the *Central Area Action Plan II*, “The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services.”

Additionally, the plan includes policies to increase housing options and residential densities near the commercial area. Changing this area to L3 would be consistent with this policy. An increased number of residents would better support the nearby commercial area, by being able to walk to a local shop or service, the bus stop, or their place of employment.

E. Zoning Principals

The zoning designation change to L3 would make use of zone boundaries, platted lot lines, and streets. The change would help buffer the impact of NC3-65 development along 23rd Ave E on residential uses to the east by allowing a smoother transition in height, bulk and scale, than the existing L2 zoning designation. The mid-block topographic break between 20th and 21st Avenues

E would serve as the physical buffer separating the proposed L3 from the single-family zoned area to the east.

F. Impact Evaluation

Housing

Changing the zoning to L3 would have a positive impact on housing, as the L3 zoning designation allows more residences than the existing zoning.

Public Services

The change would have no impact on access to existing public services.

Environmental factors

An increase to L3 could increase traffic to and from the area, impacting noise and air in a negative manner. From a broader perspective, increasing the amount of residences near the East Madison Business District, a pedestrian-oriented commercial area well served by transit with an increasing number of services, could decrease automobile trips by encouraging people to walk to nearby services or the bus stop to get to work.

Pedestrian safety

A change to L3 could potentially have a negative impact on pedestrian safety, as more automobile movements could be expected to the area.

Manufacturing Activity

No manufacturing uses presently exist in the area, so a change to L3 would have no impact. Under this designation, light, general, and heavy manufacturing uses are not permitted.

Employment Activity

A change to L3 would have no impact on employment activity as no places of employment exist within the area in question. A change to L3 could positively affect employment activity in the East Madison Business District and Seattle as a whole by allowing more residents to live near places of work or quick access to transit to other areas of the city.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to L3 would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

A change to L3 could have a greater negative impact on service capabilities than the existing L2 zoning designation. It is possible that the change could have a negative impact on street, transit, parking, and utility or sewer capacities due to slightly increased densities. Street access would not be affected by either change, and shoreline navigation is not applicable.

G. Changed Circumstances

Additional residential capacity in the form of L3 in this area can assist in supporting the role of the East Madison Business District, which has been underdeveloped for many years, of being a regional commercial center by putting more potential customers and employees near services.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

A change to L3 in this area would help achieve the broad multifamily land use objectives of providing new housing opportunities, while ensuring new development that is compatible with the existing character of the neighborhood. Lowrise 3 would allow for a slightly higher density and larger scale of infill development than what is currently allowed, thus creating a smoother transition between adjacent NC3-65 and L2 uses. Lowrise 3 would also help achieve *the Central area Action Plan* policy of encouraging increased density in and around the commercial area.

Evaluate Residential Small Lot zoning for the SF 5000 area (Area 9)south of Olive Street

A. Rezone Standards

The area in question is within the Madison-Miller Residential Urban Village. The area's growth target is 400 households by 2010. When the neighborhood plan was adopted, no land use designation changes were necessary to achieve this target, although changes were made to implement the visions of the plan. RSL would allow for more housing opportunities than the existing Single Family designation.

B. Match Between Zone Criteria and Area Characteristics

Residential Small Lot (Area 9)				
Criteria	Yes	No	Maybe	Comments/Description
A. Function.				
An area within an urban village that provides for the development of homes on small lots that may be appropriate and affordable to households with children and other households which might otherwise choose existing detached houses on larger lots.			X	The area is within an urban village and is platted with lots varying from approximately 1,900 to 9,500 square feet. The largest lot in the area is 15,000 square feet and holds the Pine Street Cottages 10-unit development. The area also includes about a dozen duplexes and several vacant lots, along with single-family residences. Changing the designation from Single Family to RSL could allow for the development of homes on smaller lots thereby increasing the diversity of housing choices in the area.
B. Locational Criteria.				
An RSL zone shall be appropriate only under circumstances as provided in Section 23.34.010 B.				
Areas zoned single-family, or RSL which meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and are located within the adopted boundaries of an urban village may be rezoned to zones more intense than single-family 5000 only when all of the following conditions are met:				
1. A neighborhood plan adopted or amended by the City Council after January 1, 1995 has designated the area as appropriate for the zone designation, including specification of the RSL/T,			X	The neighborhood plan included two broad housing policies of encouraging RSL in the Central Area, however, no areas were designated at the time of plan adoption.

Residential Small Lot (Area 9)				
Criteria	Yes	No	Maybe	Comments/Description
RSL/C, or RSL/TC suffix when applicable;				
2. All parts of the rezone area are within a five (5) minute walk for a person of typical abilities, within five (5) blocks, or within one-quarter (1/4) mile, whichever is the shortest distance, of a designated principal commercial street;			X	The area is within one-quarter mile and within a 5-minute walk and for a person with typical abilities of the East Madison Business District. The Central Area Action Plan II did not specifically designate E Madison Street as a principal commercial street, although it is designated a Key Pedestrian Street.
3. The acreage of land proposed for such rezoning on a cumulative basis does not exceed the quantity of land specified for the area in Appendix C of the Land Use Element of the Comprehensive Plan;	X			The area to be rezoned would be 7.33 of 38.1 available acres within the Central Area.
4. The rezone is:				
a. To a Residential Small Lot (RSL), Residential Small Lot-Tandem (RSL/T), Residential Small Lot-Cottage (RSL/C), Residential Small Lot-Tandem/Cottage (RSL/TC), Lowrise Duplex/Triplex (LDT), Lowrise 1 (L1), or Lowrise 1/Residential-Commercial (L1/RC), or	X			The rezone could be to any of the listed designations, RSL/TC is recommended to provide the most flexibility. Many lots are of varying configurations and different types of development may be more appropriate than others in this area.
b. Within the areas identified on Map P-1 of the adopted North Beacon Hill Neighborhood Plan, and the rezone is to any zone up to and including Neighborhood Commercial 2/R-40' (NC2/R-40'); and		X		The area is not located in North Beacon Hill.
5. If a property located within the North Beacon Residential Urban Village is being rezoned to the more intensive zones permitted in this subsection		X		The area is not located in North Beacon Hill.

Residential Small Lot (Area 9)				
Criteria	Yes	No	Maybe	Comments/Description
B4, the subject property is contiguous to an urban village commercial zone.				

Summary of Match Between RSL Zone Criteria and Area Characteristics

The area is only partially functioning consistent with the criteria for an RSL-designated area. The largest lot in the area is the Pine Street Cottages 10-unit development. The area also includes about a dozen duplexes, several vacant lots, as well as a majority of single-family residences. Changing the designation from Single Family to RSL could allow for the development of homes on smaller lots thereby increasing the diversity of housing choices in the area.

Among locational criteria, two criteria could be positively met with minor neighborhood plan amendments, including policies specifically recommending the zoning designation for the area, and designation of East Madison Street as a Principal Commercial Street. The area is comprised of 7.33 acres of parcel land, well below the 38.1 acres of Single Family available for rezoning in the Comprehensive Plan. RSL/TC is the recommended zoning designation for this area to provide the most flexibility and range of available housing options.

C. Zoning History and Precedential Effect

The area was initially developed as a single-family residential neighborhood. In 1957 the area was zoned RD 5000. The RD 5000 zone allowed one duplex per 5000 square feet of lot area. Several homes in the area are duplexes. In 1982 this designation was changed to SF 5000, which allows one home per 5000 square feet of lot area.

The Pine Street Cottages, at E Pine Street and 22nd Ave E, was initially developed in 1916, and redeveloped several years ago. While this particular development has served as a model for cottage development in the region, it should be noted that they were redeveloped only to their original footprint and that most new cottages built through Seattle's Demonstration Program for Innovative Housing Design tend to be larger (up to 975 square feet is allowed in two stories).

D. Neighborhood Plans

According to the *Central Area Action Plan II*, "The key element for improving the Madison-Miller neighborhood focuses on the revitalization of the East Madison Business District, extending from 16th to 24th Avenues. The goal for this area is to serve both local and destination shoppers with a variety of shops and services." The Housing section of the plan includes two specific policies supporting RSL in the Central Area.

Additionally, the plan includes policies to increase housing options and residential densities near the East Madison Business District. Changing this area to RSL would be consistent with this policy. An increased number of residents would better support the nearby commercial area, by being able to walk to a local shop or service, the bus stop, or their place of employment.

E. Zoning Principals

The zoning designation change to RSL would make use of zone boundaries, platted lot lines, and streets. The change would help buffer the impact of NC2-40 development along E Olive Street on residential uses to the south by allowing a smoother transition in height, bulk and scale, than the existing Single-Family zoning designation. East Pine Street and the topographic break one-half block east of 23rd Avenue E would serve as the physical buffers separating the proposed RSL from the single-family zoned areas to the south and east.

F. Impact Evaluation

Housing

Changing the zoning to RSL would have a positive impact on housing, as this zoning designation would allow more residences than the existing zoning, but with limited impacts compared to other multi-family designations.

Public Services

The change would have no impact on access to existing public services.

Environmental factors

A change to RSL could increase traffic to and from the area, impacting noise and air in a negative manner. From a broader perspective, increasing the amount of residences near the East Madison Business District, a pedestrian-oriented commercial area well served by transit with an increasing number of services, could decrease automobile trips by encouraging people to walk to nearby services or the bus stop to get to work.

Pedestrian safety

A change to RSL could potentially have a negative impact on pedestrian safety, as more automobile movements could be expected to the area.

Manufacturing Activity

No manufacturing uses presently exist in the area, so a change to RSL would have no impact. Under this designation, light, general, and heavy manufacturing uses are not permitted.

Employment Activity

A change to RSL would have no impact on employment activity as no places of employment exist within the area in question. This change could positively affect employment activity in the East Madison Business District and Seattle as a whole by allowing more residents to live near places of work or quick access to transit to other areas of the city.

Architectural or historic value

No landmarks are present in the area.

Shoreline view, public access, and recreation

There are no views of shorelines in the area. A change to RSL would have no impact on public access to nearby parks or recreation opportunities.

Service Capacities

A change to RSL could have a greater negative impact on service capabilities than the existing SF 5000 zoning designation. It is possible that the change could have a negative impact on street, transit, parking, and utility or sewer capacities due to slightly increased densities. Street access would not be affected by either change, and shoreline navigation is not applicable.

G. Changed Circumstances

Additional residential capacity in the form of RSL in this area can assist in supporting the role of the E Madison Business District being a regional commercial center by putting more potential customers and employees near services.

H. Overlay Districts

The area is not located in an overlay district.

I. Critical Areas

The area is not located in a critical area.

J. Land Use Policies

A change to RSL in this area would help achieve the broad multifamily land use objectives of providing new housing opportunities, while ensuring new development that is compatible with the existing character of the neighborhood. Residential Small Lot would allow for a slightly higher density of infill development than what is currently allowed, thus creating a smoother transition between adjacent NC2-40 and Single Family uses. Residential Small Lot would also help achieve the *Central Area Action Plan* policy of encouraging increased density in and around the commercial area.

Height Change Recommendations

Height change recommendations

Within the study area, only the NC3-85 height designation is incompatible with zoned and actual heights of the surrounding area. It is recommended that this height designation be lowered to 65 feet to improve compatibility with adjacent two-story single family homes in the L3 zone as well as the 65-foot height limit across E Madison Street.

The following analysis was prepared when the neighborhood plan was considering a change to 65 feet.

Proposal M2	Change height limit in the NC3 zone on the north side of E. Madison St. between E. Denny Wy and 23 rd Av. from 85 feet to 65 feet		
	Meets Criteria		
Criteria (23.34.009)	YES	NO	Comments/Description
The intended function of the zone:			
Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.	✓		East Madison Street is envisioned as a neighborhood commercial business district between 19th and 23rd Avenues. This proposal supports those goals and serves to preserve views of local properties.
Topography of the area and its surroundings:			
Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.	✓		This is a downward adjustment. It should help prevent view blockage.
Height and scale of the area:			
The height limits established by current zoning in the area shall be given consideration.	✓		The area proposed for rezone comprises the only parcels zoned NC3-85' in the vicinity. Adjacent properties are zoned to NC3-65'.
In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.	✓		The goal of this recommendation is to correct an anomaly where two properties located east of 21st Avenue on the north side of East Madison are zoned NC3-85'.
Compatibility with surrounding area:			

Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings developed under Major Institution height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.	✓		The existing height is out of scale with the surrounding properties.
A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers...are present.	✓		This proposal would improve the transition in height between zones.
Neighborhood plans:			
Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map.	✓		This is consistent with the vision presented in the neighborhood plan.
Neighborhood plans adopted or amended by the City Council after January 1, 1995 may require height limits different than those that would otherwise be established pursuant to the provisions of this Section and the General Rezone Criteria.	✓		This proposal makes use of an existing height category in the Land Use Code.

Change height limit in the NC3 zone on the north side of E. Madison St. between E. Denny Wy. and 23rd Av. from 85 feet to 65 feet in order to promote uniform building heights.

Impacts of more intensive zones on less intensive zones.

The proposed rezone makes use of existing zone boundaries on all sides. All boundaries coincide with the center lines of platted streets or alley rights-of-way or platted lot lines. The area to be rezoned is bordered by L3 on the north, northwest and west, NC3-65' to the south and southeast, and NC2-40' to the northeast. The proposed height change would reduce the permitted height on the parcels from 85 feet height limit to 65 feet. The rezone proposal would result in a more uniform zoning pattern in terms of structure height along E. Madison in the vicinity of 23rd Avenue. The proposal would lessen the impacts of development on surrounding parcels.

Zoning history and changed circumstances .

Recent Zoning History. The current NC3-85' zoning was established in 1985/1986 when the City adopted new land use policies and zoning regulations for commercial areas. The area previously had been designated Community Business (BC) a commercial zone with 60 foot height limits.